EPP Box 50

This Instrument Prepared By:
Bankers Title & Escrow, Inc.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8859 PAGE 454

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
One Terminal Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 96-11
GROUP
PARCEL 208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Wayne Keith, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 138, Hickory Bend Subdivision, Section I, of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 138 fronts 75 feet along the southeasterly side of Truxton Court and runs back 136 feet between parallel lines to a witness line measuring 75 feet thereon; and extends on back between lines 26 feet, more or less, on the northeasterly side and 22 feet, more or less, on the southwesterly side to the centerline of McCrory Creek, on which line it measures 76 feet, more or less.
>
> Being the same property conveyed to James Wayne Keith, an unmarried person by deed from Thurman Home Building Corporation, of record in Book 4232, page 656, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Sarah Anne Bell Keith of record in Book 8227, page 348, said Register's Office.

This is improved property known as 640 Truxton Court, Nashville, TN 37214.

This conveyance is made subject to the following exceptions.

1. Taxes for 1993 a lien not yet due and payable.

2. Restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 3300, page 38, amended in Book 3615, page 38, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Nashville Airport Authority, its successors and

assigns, forever; and I, James Wayne Keith, an unmarried person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 28th day of January, 1993.

James Wayne Keith

James Wayne Keith

0514 02/05 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Wayne Keith, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 1993.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ exempt

Rhonda M Zinn

AFFIANT

Subscribed and sworn to before me
this 28th day of January, 1993.

June E. Atkinson

NOTARY PUBLIC
My Commission Expires: 7/27/96

IDENTIFICATION REFERENCE

FEB 5 3 56 PM '93

DAVIDSON COUNTY, TN

9 0 2 5 5.