Box 50B
55

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9234 PAGE 420

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

SEND TAX BILL:
To Owner

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 96-15
GROUP
PARCEL 72

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, we, Robert N. Phillips and wife, Beverly Phillips, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the Grantee, its heirs 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. 88 on the Plan of Hickory Bend - Section 3, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Phillips and wife, Beverly Phillips, by deed from Patricia Virginia Hill, an unmarried person, of record in Book 7668, page 243, Register's Office for Davidson County, Tennessee.

This is improved property known as 3115 Laurel Forest Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 3642, page 478, said Register's Office; and

4. Joint Driveway Easement of record in Book 5135, page 92, 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 heirs and assigns, forever; and we, Robert N. Phillips and wife, Beverly Phillips, do covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs 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.

Witness our hands this the 28th day of January, 1994.

Robert N. Phillips

Robert N. Phillips

Beverly Phillips 1-28-94

Beverly Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert N. Phillips and wife, Beverly Phillips, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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, 1994.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
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.

Sheila Snyder

AFFIANT

Subscribed and sworn to before me this 28th day of January, 1994.

June E. Atkinson

NOTARY PUBLIC
My Commission Expires: JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

12675
IDENTIFICATION REFERENCE

94 JAN 31 AM 11:52
FELIX ... II REGISTER
DAVIDSON COUNTY, TN.

5203 01/31 0101 03CHECK 8.00