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

BOOK 8288 PAGE 630

ADDRESS NEW OWNER:
Roy T. Pennington Jr.
3110 Boulder Park Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, Ohio 45459

MAP AND PARCEL:
Map 96-16
Group
Parcel 20

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, Metropolitan Nashville Airport Authority , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy T. Pennington Jr., hereinafter called the Grantee, his 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. 23 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 Ronnie Gayle Rogers by deed from Paul R. Gagliano and wife, Donna C. Gagliano, of record in Book 7252, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as 3110 Boulder Park 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; and

3. Restrictive Covenants of record in Book 3642, page 478, 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 Roy T. Pennington Jr., his heirs and assigns, forever; and Metropolitan Nashville Airport Authority, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said

Grantee, his 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 hand this the 24th day of February, 1994.

METROPOLITAN NASHVILLE AIRPORT AUTHORITY

By: Timothy L. Campbell

Title: Acting President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Timothy L. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Acting President (or other officer authorized to execute the instrument) of the Metropolitan Nashville Airport Authority, the within named bargainor, a corporation, and that he as such Acting President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Acting President.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of February, 1994.

THOMAS E. ROWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 25 November 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

AFFIANT

Subscribed and sworn to before me this 24th day of February, 1994.

THOMAS E. ROWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 25 November 1995

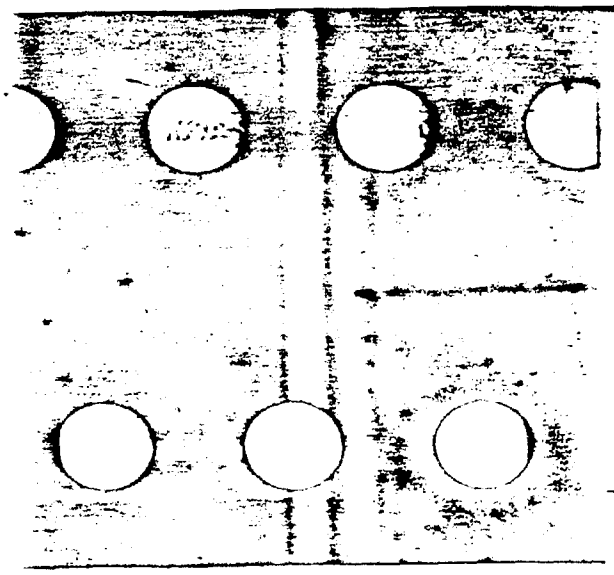
RETURN TO:

Hallmark Title Company
3401 West End Avenue
Suite 670
Nashville, Tennessee 37203

24100
IDENTIF. ↑ REFERENCE

94 MAR -4 AM 10:52
FELIX A. JOSTER
REGISTER
DAVIDSON COUNTY, TN.

7736 03/04 0101 03CHECK 258.74



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

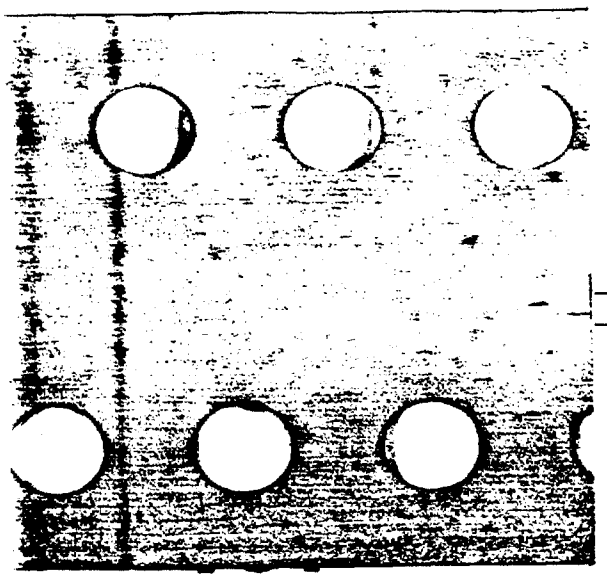
BOOK 9266 PAGE 632

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 67500.00
				CON TX 249.74
				PRFEE 1.00
				WDEED 8.00
				TOTAL 258.74
				CHECK 258.74
			03/04/94 01	10:54 0001 7796



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24100
IDENTIF. ← REFERENCE

94 MAR -4 AM 10:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 763215