Box 50B
55

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

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

SEND TAX BILL:
To Owner

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 120-10
GROUP
PARCEL 56

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, Peggy Hudgins Hill Sewell, hereinafter called the Grantor, has 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. 75 on the Map of Seven Oaks Subdivision, Section IV, of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 100.1 feet on the northerly side of School Lane, and extends back 234.5 feet on the westerly line and 142 feet on the easterly line, to a line in the rear on which it measures 135.7 feet.

Being the same property conveyed to Robert M. Hill and wife, Peggy J. Hill by deed from J. C. White and wife, Lois W. White, of record in Book 4121, page 97, Register's Office for Davidson County, Tennessee. The said Robert M. Hill and Peggy J. Hill having since divorced, by Decree in the Sixth Circuit Court under docket no. 92460, and said property was vested solely in Peggy Hudgins Hill, a certified copy being of record in Book 5417, page 795, said Register's Office. The said Peggy Hudgins Hill having since married and now being known as Peggy Hudgins Hill Sewell.

John Sewell, husband of Peggy Hudgins Hill Sewell, hereby joins in this conveyance in order to convey any and all marital interest he may have in the subject property.

This is improved property known as 1282 School Lane, Nashville, TN 37217.

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. Restrictive Covenants contained in instrument of record in Book 1788, page 349, and in Book 2087, page 183, Register's Office for Davidson County, Tennessee;

3. All matters shown on the Plan of record in Book 2133, page 105, said Register's Office;

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5223, page 497, said Register's Office.

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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 I, Peggy Hudgins Hill Sewell, do covenant with the said Grantee that I 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 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 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 15th day of March, 1994.

Peggy Hudgins Hill Sewell
Peggy Hudgins Hill Sewell

John C Sewell
John Sewell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peggy Hudgins Hill Sewell and husband, John Sewell, 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 15th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 15th day of March, 1994.

Teresa Snipes
NOTARY PUBLIC
My Commission Expires: 1/24/98

94 MAR 16 PM 12:17
FELIX Z. BROWN REGISTER
DAVIDSON COUNTY, TN.

24[illegible] 03/16 0101 03CHECK 8.00

28390

IDENTIFICATION REFERENCE