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 9319 PAGE 304

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

SEND TAX BILL:
To Owner

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 135-05
GROUP
PARCEL 67

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, Raymond T. Throckmorton Jr., unmarried, as to a 42.86 percent undivided interest, and Raymond T. Throckmorton III, and wife, Elizabeth Holder Throckmorton, as to a 57.14 percent undivided interest, 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. 81 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 84 feet on the westerly side of Ladybird Drive and extends back 163 feet on the northerly line and 162.7 feet on the southerly line to a dead line, measuring 70.5 feet thereon.

Being the same property conveyed to Raymond T. Throckmorton and wife, Irene B. Throckmorton, by deed from Manuel Construction Company, of record in Book 3612, page 169, Register's Office for Davidson County, Tennessee; the said Irene B. Throckmorton having predeceased Raymond T. Throckmorton, and the said Raymond T. Throckmorton having since died testate. By will of record in Will Book 165, page 141, Probate Clerk's Office for Davidson County, Tennessee, subject property was vested in Raymond T. Throckmorton, Jr; the said Raymond T. Throckmorton, Jr. having since conveyed a 28.57 percent interest in the subject property to Raymond T. Throckmorton, III and wife, Elizabeth Holder Throckmorton, by deed of record in Book 9082, page 777, and in Book 9273, page 94, as re-recorded in Book 9310, page 47, Register's Office for Davidson County, Tennessee, in order to convey an additional 28.57 percent interest to Raymond T. Throckmorton, III and wife, Elizabeth Holder Throckmorton, bringing their total interest in the subject property to 57.14 percent.

This is improved property known as 345 Ladybird Drive, 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; BOOK 9319 PAGE 305

2. All matters shown on the Plan of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 3400, page 120, as amended in Book 3436, page 43, 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, Raymond T. Throckmorton Jr., Raymond T. Throckmorton III, and wife, Elizabeth Holder Throckmorton, 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 20th day of April, 1994.

Raymond T. Throckmorton Jr.

Raymond T. Throckmorton III

Elizabeth Holder Throckmorton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Raymond T. Throckmorton Jr., unmarried and Raymond T. Throckmorton III, and wife, Elizabeth Holder Throckmorton, 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 20th day of April, 1994.

R. L. MCCA
NOTARY PUBLIC
DAVIDSON

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

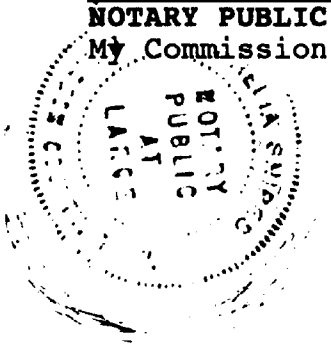
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Chevrolet
AFFIANT

Subscribed and sworn to before me
this 20th day of April, 1994.

Shelia Sayles
NOTARY PUBLIC
My Commission Expires: 1/24/98



41679
IDENTIF. ↑ REFERENCE

94 APR 21 PM 2:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6862 04/21 0101 03CHECK 12.00