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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 135-01
GROUP
PARCEL 84

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, Avon L. Marston and wife, Janice Marston, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Aipoart 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. 101 on the Plan of Town Park Estates, as of record in Plat Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 60 feet on the northeast margin of Ladybird Drive and extends back between parallel lines 219.14 feet on the southeast line, and 279.12 feet on the northeast line, to a line on the rear which is a broken line on which it measures 148.73 feet.

Being the same property conveyed to Avon L. Marston and wife, Janice Marston by deed from Avon L. Marston, a married person (for the express purpose of creating a tenancy by the entireties), of record in Book 6120, page 903, Register's Office for Davidson County, Tennesse.

This is improved property known as 314 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:

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1. Davidson County taxes;

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

3. Restrictive Covenants contained in instrument of record in Book 3400, page 120, as amended in Book 3436, page 43, said Register's Office; and

4. Easement to the State of Tennessee as contained in deed of record in Book 8354, page 625, said Register's Office.

94 JUL 8 PM 1:08
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

67298

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 Aipoart Authority, its heirs and assigns, forever; and we, Avon L. Marston and wife, Janice Marston, 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 30th day of June, 1994.

Avon L. Marston

Janice Marston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Avon L. Marston and wife, Janice Marston, 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 30th day of June, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/2/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 1994.

J. TRACY

NOTARY PUBLIC
My Commission Expires: 9/27/97

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED