SOB

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

BOOK 9478 PG 764

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

SEND TAX BILL:
To Owner

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 108-3-A
GROUP
PARCEL 35 CO

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, Richard H. Smith and Forrest L. Newton, both unmarried persons, as joint tenants with rights of survivorship, not as tenants in common, 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. 22, Unit 35, in a Horizonal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard L. Smith and Forrest L. Newton, both unmarried persons as joint tenants with rights of survivorship, not as tenants in common, by deed from H. Maxine Sullivan, an unmarried person, of record in Book 7609, page 896, Register's Office for Davidson County, Tennessee.

This is improved property known as 943 Patio 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 5200, page 495, Register's Office for Davidson County, Tennessee;

3. Master Deed establishing a Horizonal Property Regime of Patio Villa Condominiums, of record in Book 5970, page 829, as re-recorded in Book 6014, page 978 and as amended in Book 6406, page 799, said Register's Office;

4. Rules and Regulations of Patio Villa Condominium Association, of record in Book 7266, page 827, said Register's Office;

5. Rights of others in and to the common areas/elements.

BOOK 9478 PG 765

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, Richard H. Smith and Forrest L. Newton, 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 27th day of September, 1994.

Richard H. Smith

Forrest L. Newton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard H. Smith and Forrest L. Newton, 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 27th day of September, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 9/27/97

95275
IDENTIF. & REFERENCE

94 SEP 29 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.