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

FILE BOX 45

ADDRESS NEW OWNER:
Howard Gregory Spencer
3311 Percy Priest Drive
Nashville, Tennessee 37214

BOOK 9519PG110

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
Map 96-16
Group
Parcel 147

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 Howard Gregory Spencer, 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. 253A on the Plan of Zone Lot Division of Lots 248-253 of the Plan of Larchwood, Section III, of record in Book 6250, page 524,** Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Metropolitan Nashville Airport Authority by deed from Eddie Beets and wife, Mary Jane Beets, of record in Book 9102, page 625, Register's Office for Davidson County, Tennessee.

**amending Plat Book 5200, page 540

This is improved property known as 3311 Percy Priest 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 6250, page 524, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants contained in instrument of record in Book 4236, page 60, said Register's Office; and

4. Restrictive Covenants contained in instrument of record in Book 6074, page 69 and Book 6122, page 482, 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 Howard Gregory Spencer, 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 19th day of October, 1994.

BOOK 9519 PG 111

METROPOLITAN NASHVILLE AIRPORT AUTHORITY

By: William G. Moore Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3453 11/14 0101 03CHECK 164.40

Before me, the undersigned Notary Public in and for said County and State, personally appeared William G. Moore Jr., 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 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 President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of October, 1994.

Lynn Hackett
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

Howard Gregory Spence
AFFIANT

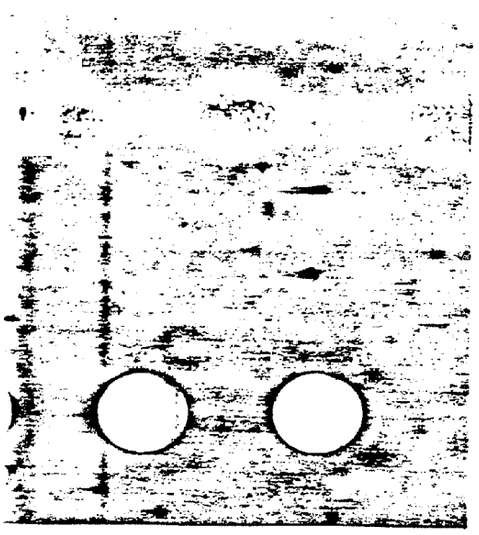
Subscribed and sworn to before me this 3rd day of November, 1994.

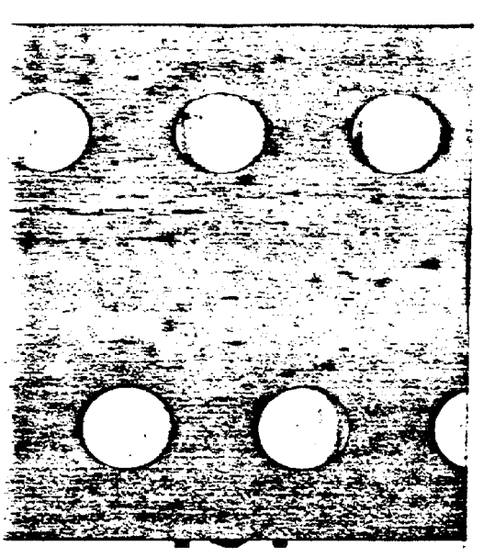
Patricia Nicholls
NOTARY PUBLIC
My Commission Expires:

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

08420
IDENTIF. ↑ REFERENCE

94 NOV 14 AM 9:19
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9519 PG 112

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 42000.00
ERR CO
MAMT 42000.00-
CAMT 42000.00
CON TX 155.40
PRFEE 1.00
BANK 8.00
TOTAL 164.40
CHECK 164.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/94 01 09:19 0001 3453

08420
IDENTIF. & REFERENCE

94 NOV 14 AM 9:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 853534