SOB

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

BOOK 9549 PG 939

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

SEND TAX BILL:
To Owner

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 95-12
GROUP
PARCEL 59

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, Werner R. Muggler and wife, Elfriede Muggler, 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. 1 on the Plan of the Resubdivision of Lot No. 9 on the plan of Woodwind Subdivision, Section One, of record in Book 7900, page 646, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Werner R. Muggler and wife, Elfriede Muggler, by deed from Merrill Lynch Relocation Management, Inc., a California corporation, of record in Book 6111, page 604, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from E.B.M. Investments, Inc., of record in Book 8942, page 826, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Lorna 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. Easement reserved in Deed of record in Book 981, page 473, Register's Office for Davidson County, Tennessee;

3. Easement for power transmission lines and structures of record in Book 1163, page 664, said Register's Office;

4. Easement for power transmission lines and structures of record in Book 1291, page 214, said Register's Office;

5. Easement for the transmission of electric current and structures of record in Book 2017, page 592,

said Register's Office;

6. Easement for transmission of electric current and structures, of record in Book 2145, page 20, said Register's Office;

7. All matters shown on the Plan of record in Book 6900, page 763, as corrected in Book 7725, page 623, and further corrected by instrument of record in Book 7965, page 597, said Register's Office;

8. Easements of record in Book 7223, page 364 and Book 6358, page 13, said Register's Office;

9. Deed of conveyance to Metropolitan Government of record in Book 7628, page 527 and in Book 7628, pagee 554, said Register's Office; and

10. All matters shown on the Plan of record in Book 7900, page 646, 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, Werner R. Muggler and wife, Elfriede Muggler, 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 16th day of December, 1994.

Werner R. Muggler

Elfriede Muggler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Werner R. Muggler and wife, Elfriede Muggler, 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 16th day of December, 1994.

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

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9549 PG 941

The actual value or consideration, whichever is greater, for this transfer is $ 160,000.00.

June Atkinson
AFFIANT

Subscribed and sworn to before me
this 16th day of December, 1994.

Notary Public
NOTARY PUBLIC
My Commission Expires: 9/27/97

4499 12/19 0101 03CHECK 12.00

94 DEC 19 PM 2:13
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

18501
IDENTIF. & REFERENCE