JSB

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

BOOK 9628 PG 35

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
One Terminal Drive, Suite 501
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 120-14
GROUP
PARCEL 146

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, I, Annie Lou W. Keith, an unmarried person, hereinafter called the Grantor, 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. 38 on the Map of Airport Estates of record in Book 1130, page 83, Register's Office for said County.
>
> Said Lot fronts 67.5 feet on the south side of Parry Drive and runs back between lines, 158 feet on the east line and 162 feet on the west line to a dead line in the rear on which it measures 80 feet.
>
> Being the same property conveyed to Ed Keith and wife, Annie Lou W. Keith, by deed from Howard E. Demerich and wife, Mamie C. Demerich, as of record in Book 2014, page 255, Register's Office, the said Ed Keith Havings since died.

This is improved property known as 1309 Parry 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. Subject to 1995 property taxes which are not yet due and payable.
2. Matters shown on the Plan of record in Book 1130, page 83, said Register's Office.
3. Restrictive Covenants contained instrument of record in Book 1394, page 143, 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 I, Annie Lou W. Keith, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this the 24th day of March, 1995.

Annie Lou W Keith
Annie Lou W. Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annie Lou W. Keith, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of March, 1995.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay C Kamer
AFFIANT

Subscribed and sworn to before me this 24th day of March, 1995.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

4121 03/27 0101 03CHECK 8.00

95 MAR 27 AM 10:31
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

45419