50-B

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

BOOK 9703PG167

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
332 Melvin Jones Dr.
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 135-05
GROUP
PARCEL 51

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, Eddie B. Cooke Jr. and wife, Rhoda C. Cooke, 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. 56 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Eddie B. Cooke Jr. and wife, Rhoda C. Cooke by deed from William R. Wall and wife, Margery G. Wall, as of record in Book 5811, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as 332 Melvin Jones Dr., 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. 1995 Metropolitan Government taxes and subsequent years, a lien but not yet due and payable.
2. Restrictive Covenants of record in Book 3400, page 120, and in Book 3436, page 43, said Register's Office, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Plan of record in Book 3300, pages 64 and 65, in 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, Eddie B. Cooke Jr. and wife, Rhoda C. Cooke, 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.

BOOK 9703 PG 168

Witness our hands this the 12th day of June, 1995.

Eddie B. Cooke, Jr.
Eddie B. Cooke Jr.

Rhoda C. Cooke
Rhoda C. Cooke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eddie B. Cooke Jr. and wife, Rhoda C. Cooke, 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 12th day of June, 1995.

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

NOTARY PUBLIC

My Commission Expires: May 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,500.00.

Pat A. Harrison
AFFIANT

Subscribed and sworn to before me
this 12th day of June, 1995.

THOMAS E. ROWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 25 Jan 1998

95 JUN 15 REGISTER WILSON COUNTY, TN. FEE $ 10.00

007049 IDENTIF. ^ REFERENCE

1723 06/15 0101 03CHECK 8.00