5018

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

BOOK 9703PG200

ADDRESS NEW OWNER:
Metropolitan Nashville Airport Authority
328 Melvin Jones Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 135-05
GROUP
PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert L. Sanders and Mary D. Sanders, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Metropolitan Nashville Airport Authority, hereinafter called the Grantees, their 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. 57 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 Robert L. Sanders and Mary D. Sanders by deed from Patricia S. Madding and husband, Billy W. Madding, as of record in Book 6156, page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as 328 Melvin Jones 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 Metropolitan Government 1995 property taxes and subsequent years thereafter.
2. This conveyance is subject to any and all matters shown on the herein reference plan of record 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, their heirs and assigns, forever; and we, Robert L. Sanders and Mary D. Sanders, do covenant with the said Grantees 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 Grantees, their 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 201

Witness our hands this the 2nd day of June, 1995.

Robert L. Sanders

Mary D. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Sanders and Mary D. Sanders, 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 2nd day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,850.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 25 November 1996

THOMAS E. ROWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0070508
IDENTIF. ↑ REFERENCE

95 JUN 15 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1734 06/15 0101 03CHECK
8.00