BOOK 9745PG304

378901

RE-RECORD
BOOK 9763PG261

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Lyman G. Forkum and Allen Forkum 67 Lakeview Circle Mount Juliet, TN 37122	Same	To be Assigned s.w.

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, METROPOLITAN AIRPORT CENTER LIMITED PARTNERSHIP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LYMAN G. FORKUM and ALLEN FORKUM ("Grantees"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTOR covenants and binds itself and its successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B attached hereto), but not further or otherwise.

IN WITNESS WHEREOF, it has caused this instrument to be executed on this 26th day of July, 1995.

METROPOLITAN AIRPORT CENTER
LIMITED PARTNERSHIP

By: Henry C. McCall
Henry C. McCall,
General Partner

00089841
IDENTIF. + REFERENCE
RE-RECORD
95 AUG 15 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00089841
IDENTIF. + REFERENCE
95 JUL 31 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Henry C. McCall, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the general partner of Metropolitan Airport Center, a limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 26th day of July, 1995.

Mary Morgan Bynum
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
AT LARGE 3-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 1995.

Mary Morgan Bynum
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
3-27-99

RE-RECORD

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BOOK 9745PG306

Exhibit A
[property description]

LAND in Davidson County, Tennessee, being Lot No. 19, on the Plan of Final Plat of Metro Airport Center, Section 4, Phase 6, as shown on plat of record in Plat Book 8250, page 450, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. (Not yet recorded) Being a portion of the land conveyed in Book 6260, apge 436 and more particularly being part of Tract "D" in Book 8559, page 875, Register's Office for Davidson County, Tennessee.

SAID land being a portion of the same property conveyed to Miller G. Kimbrough, Jr., Trustee, by Deed of Record in Book 6260, page 436, Register's Office for Davidson County, Tennessee. By Amendment to Trust Agreement in Book 8242, page 281, Henry C. McCall was appointed Successor Trustee.

RE-RECORD

BOOK 9763PG264

BOOK 9745PG307

Exhibit B
[exceptions]

1. 1995 taxes, a lien which is not yet due and payable;

2. Restrictions as contained in book 4339, page ~~180~~ 521, Register's Office for Davidson County;

3. Easement(s) recorded in Book 4878, page 180, said Register's Office;

4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, adn limitations recorded in Book 6477, page 870 and Book 6973, page 359, and in any allied instrument(s) referred to in said restrictions, said Register's Office;

5. All matters shown on Plat recorded in Book 6250, page 778, said Register's Office;

6. Terms and conditions recorded in Book 7008, page 498, said Register's Office;

7. Easement(s) recorded in Book 9660, page 280, said Register's Office;

8. All matters shown on Final Plat of Metro Airport Center, Section 4, Phase 6, recorded in Book 8250 page 450, said Register's Office.

2838 08/15 0101 03CHECK 16.00

5514 07/31 0101 03CHECK 239.00