5013

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

BOOK 9791 PG 852

ADDRESS NEW OWNER:
Fred McDonald Jr. and Melody M. McDonald
328 Melvin Jones Dr.
Nashville, Tennessee 37217

SEND TAX BILL:
Mortgagee

MORTGAGEE:

MAP AND PARCEL:
Map 135-5
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, Metrpolitan Nashville Airport Authority, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred McDonald, Jr. and wife, Melody M. McDonald, 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 Metropolitan Nashville Airport Authority by deed from Robert L. Sanders and wife, Mary D. Sanders, as of record in Book 9703, page 200, Register's Office for Davidson County, Tennessee.

This is improved property known as 328 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. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 3300, pages 64 and 65, in said Register's Office.
3. Restrictive Covenants contained in an instrument of record in Book 3400, page 120, as amended 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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred McDonald, Jr. and wife, Melody M. McDonald, their heirs and assigns, forever; and Metropolitan Nashville Airport

Authority, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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.

Witness our hand this the 21st day of July, 1995.

Metrpolitan Nashville Airport Authority

By: William G. Moore, Jr. President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared William G. Moore, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Metrpolitan Nashville Airport Authority, the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,500.00.

AFFIANT

Subscribed and sworn to before me this 1st day of September 1995.

NOTARY PUBLIC

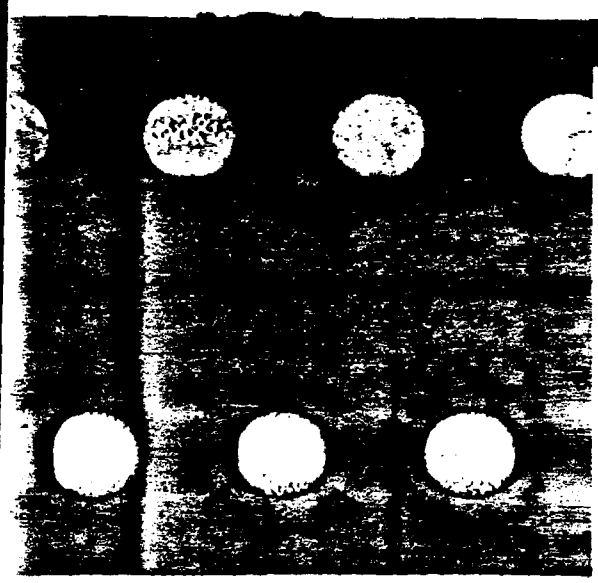
My Commission Expires: 07/27/96

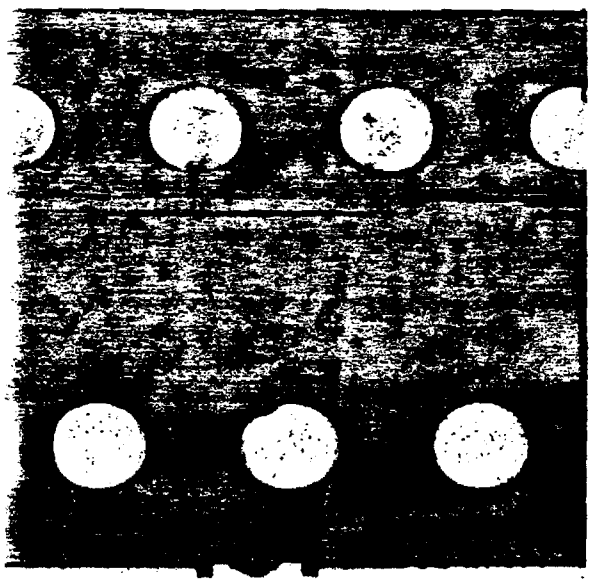
IDENTIF. ✦ REFERENCE 0099244

SEP 11 12:

FEE Z. WILSON REGISTER DAVIDSON COUNTY, TN

2537 07/11 0101 03CHECK 329.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9791 PG 854

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT 86500.00	
			ERR CO	
			MAMT 86500.00-	
			CAMT 86500.00	
			CON TX 320.05	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 329.05	
			CHECK 329.05	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2937

0099244
IDENTIF. & REFERENCE

95 SEP 11 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951812