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

BOOK 10098 PG 196

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
Map 95-12
Group
Parcel 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William E. Dengler and wife, Judith M. Dengler, (the "Grantors"), has bargained and sold, and by these presents does transfer and convey unto the said Metropolitan Nashville Airport Authority (the "Grantee"), Grantee's its successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 Final Plat Phase One, on the Plan of Lakeland, Section 2, of record in Book 6250, page 983, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Dengler and wife, Judith M. Dengler, by deed from T. J. Neumann & Associates, Inc., of record in Book 7397, page 834, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

1. 1996 Metropolitan Government Property Taxes which are not yet due and payable.
2. Restrictive Covenants contained in an instrument of record in Book 7397, page 832, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 6250, page 983, in said Register's Office.
4. Easement for the maintenance and use of pump and water line with rights of ingress and egress thereto, as set out in instrument of record in Book 3162, page 58, Register's Office for Davidson County, Tennessee.
5. Grantees expressly contract and agree that they will so use the described property as not to in any way interfere with the water rights which are expressly retained by the Grantors, as recorded in Book 6781, page 163, said Register's Office.

6. Easements granted to the Electric Power Board, of record in Book 2017, page 592, and in Book 2145, page 20, said Register's Office.
7. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 4925, page 65, and in Book 4754, page 522, said Register's Office.
8. It is expressly stipulated and agreed upon that none of the herein described property conveyed west or southwest of the TVA Transmission Line right of way easement will be improved by a type of structure or improvement other than fencing, and this stipulation and covenant shall be permanent, running with the land and binding upon all future purchases, by instrument of record in Book 6781, page 163, said Register's Office.

This is improved property known as 2813 Airwood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantors covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Witness our hands this the 24th day of June, 1996.

William E. Dengler

William E. Dengler

Judith M. Dengler

Judith M. Dengler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Dengler and wife, Judith M. Dengler 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 instrument for the purpose therein contained.

Witness my hand, at office, this 24th day of June, 1996.

L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Feb 20, 1998

BOOK 10098 PG 198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 24th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

0196471
IDENTIFICATION REFERENCE

96 JUN 25 PM 2:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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