Prepared by:

The Department of Conservation
2611 West End Avenue
Nashville, Tennessee 37203

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BOOK 4738 PAGE 326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of three million four hundred thousand dollars ($3,400,000.00) in hand paid by the State of Tennessee, the receipt and sufficiency of which is hereby acknowledged, George A. Collin, Trustee, with full power to sell and convey and Oman Construction Company, Inc., a Tennessee corporation, with principal offices in Nashville, Tennessee, have this day bargained and sold, and by these presents do transfer and convey unto the State of Tennessee, its successors and assigns, a certain tract or parcel of land lying in Davidson County, Tennessee, known as Radnor Lake, and more particularly described as follows:

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Land partly in the 7th Civil District of Davidson County, Tennessee and partly in the City of Oak Hill, described according to a composite boundary survey by Hart-Freeland-Roberts, Inc., dated July 17, 1973, as follows:

BEGINNING at a monument at or near the terminus of Old Otter Creek Road in the westerly boundary of the land herein described being the southeast corner of the property conveyed to Oman Construction Co., Inc., by deed from Stirton Oman and wife, of record in Book 4681, page 598; thence along the easterly line of said tract and crossing Otter Creek Road, as now located, north 10° 10' east 1,116.8 feet to a monument; thence leaving said Oman tract above referred to, north 84° 28' east 1,060.3 feet to a monument; thence north 80° 58' east 1,555.6 feet to a 6" ash; thence north 7° 40' east 589.7 feet to a monument; thence south 68° 35' east 1,134.1 feet to a monument; thence north 80° 52' east 414.9 feet to a monument; thence north 65° 33' east 760.4 feet to a point; thence south 62° 34' east 600.7 feet to a monument; thence north 84° 21' east 1,809.3 feet to a monument; thence south 21° 57' west 125.4 feet to a 22" elm; thence south 77° 19' east 646 feet to a point; thence south 78° 35' east 421.5 feet to an existing one half inch pipe; thence south 13° 58' west 476.9 feet to a monument; thence south 3° 52' west 290.6 feet to a point; thence north 84° 21' west 590.6 feet to a monument; thence south 60° 35' west 645.6 feet to a monument; thence south 29° 22' east 1,087.5 feet to a monument; thence south 48° 42' west 43.28 feet to a monument; thence crossing Otter Creek Road, as presently located, south 43° 46' east 425 feet to a monument; thence south 69° 28' east 286.37 feet to a monument; thence south 7° 37' west 932.3 feet to a monument; thence south 7° 34' west 57 feet to a point; thence south 75° 45' west 445.9 feet to a point; thence south 35° 20' west 544.5 feet to a point; thence south 14° 50' west 255.3 feet to a point; thence south 85° 44' west 1634.4 feet to a point; thence south 7° 29' west 742.2 feet to a monument; thence north 82° 17' west 2,463.6 feet to a point; thence south 41° 51' west 407.2 feet to a point; thence north 71° 09' west 610.91 feet to a monument; thence north 04° 16' west 640 feet to a monument; thence south 85° 44' west 545 feet to a monument; thence north 34° 51' west 282.73 feet to a point; thence north 56° 40' west 788.7 feet to a monument; thence north 33° 54' west 248.7 feet to a point; thence north 18° 15' west 1,006.1 feet to a monument; thence north 56° 32' west 530.7 feet to a monument; thence north 11° 46' east 546.9 feet to a monument; thence south 86° 29' east 25.8 feet to the point of beginning, containing 773 acres, more or less.

INCLUDED in the above described property, but excluded therefrom is the following tract of land:

BEGINNING at a point in Otter Creek Road at the southeast corner of the property conveyed to Oman Construction Company, Inc., by deed from Trevecca Nazarene College, of record in Book 4422, page 140; thence along Oman's easterly line, north 8° 15' east 920.3 feet to a point; thence south 89° 41' east 921.2 feet; thence north 69° 07' east 94.7 feet to a point; thence north 40° 31' east 100.1 feet to a point; thence south 76° 32' east crossing Otter Creek Road 492.1 feet to a point; thence south 48° 39' west 1,618.4 feet to an iron pin; thence north 68° 07' west 455 feet to a point; thence south 88° 17' west 48 feet to the point of beginning, containing 25.04 acres.

Being property conveyed to George A. Collin, Trustee, with full power and Oman Construction Company, Inc., by deed from Louisville and Nashville Railroad Company, of record in Book 3675, page 322; by deed from Viola S. Baulch, et al, of record in Book 3804, page 255; and by deed from Trevecca Nazarene College, a Tennessee Corporation, of record in Book 4422, page 140, said Registers Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the State of Tennessee, its successors and assigns, forever. And George A. Collin, Trustee, and Oman Construction Company, Inc., do covenant with the said State of Tennessee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as hereinafter provided:

(1) Easement for TVA granted United States of America, by Louisville and Nashville Railroad, of record in Book 2278, page 233, Register's Office.

(2) TVA easement of record in Book 2297, page 479 granted United States of America in the style of United States of America vs Rainbow Realty Company.

(3) Reservation for Carolyn Pratt family graveyard as set out in the deed in Book 496, page 419 by deed from Cora W. Whitfield to Mary A. Pratt and in the deed of record in Book 4132, page 3, from Thomas E. Bush, et al to Trevecca Nazarene College and rights of ingress and egress thereto.

(4) Easement for right of way for road from the Louisville and Nashville Railroad Company to Tollie Mayche, et al, of record in Book 1291, page 578, Register's Office.

(5) Agreement between the Louisville and Nashville Railroad and George A. Collin, Trustee, expiring on December 26, 1973, which provides for the railroad to use water via water line from the lake.

Furthermore the State of Tennessee accepts said property subject to all existing easements for roads, driveways, utilities and towers.

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IDENTIF. REFERENCE

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FELIX Z. WILSON II
DAVIDSON COUNTY, TENN.

And the said George A. Collin, Trustee, and Oman Construction Company, Inc., do further covenant and bind themselves and their successors to warrant and forever defend the title to said land to the State of Tennessee, its successors and assigns, against all persons whomsoever.

This property is acquired pursuant to the Natural Areas Preservation Act of 1971, Chapter 116, Public Acts 1971 and Chapter 324, Public Acts 1973 wherein Section 11-1708, Tennessee Code Annotated is amended to add Radnor Lake to the list of areas designated as a Class II, Natural-Scientific Area which Public Acts are incorporated herein by reference thereto for the purpose of forever ~~restricting~~ perpetuating the use of the land described herein and limiting its use and development to the uses and purposes set out in said acts.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized representatives this 16 day of August 1973.

George A. Collin
George A. Collin, Trustee

Stirton Oman
Oman Construction Company, Inc.
By: Stirton Oman, Jr., President

Granville Hinton
By: Granville Hinton
Commissioner of Conservation
State of Tennessee

APPROVED:

David M. Pack
David M. Pack, Attorney General
State of Tennessee

Winfield Dunn
Winfield Dunn, Governor
State of Tennessee

Richard Lewis
Richard Lewis, Property Manager
State of Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Chris C. Galyon, a Notary Public in and for said County and State, George A. Collin, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1973.

Chris C. Galyon Notary Public

My commission expires 11-24-74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Chris C. Galyon, a Notary Public of the State and County aforesaid, personally appeared Stirton Oman, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Oman Construction Company, Inc. the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of August, 1973.

Chris C. Galyon Notary Public

Commission expires 11-24-74