"THIS INSTRUMENT PREPARED BY RICHARD F. WARREN, JR.
ATTORNEY, 21st FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

1032 06/21 1312.50- CHECK

BOOK 5453 PAGE 343

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Nature Conservancy 1800 North Kent Street Arlington, Virginia 22209	Same	59-70 and 101

For and in Consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Ogle B. Hall and wife, Bonnie B. Hall, Barnett J. Hall and wife, Carolyn G. Hall, and Harold L. Graham and wife, Veranne H. Graham (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto The Nature Conservancy (the "Grantee"), a non-profit corporation organized and existing under the laws of the District of Columbia, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land lying in the 7th Civil District of Davidson County, Tennessee, on the waters of Otter Creek, and being more particularly described according to a survey by the Tennessee Department of Conservation dated December 28, 1978, as follows:

Beginning at a point on the east side of a roadway and being a common corner with the lands of F. W. Jeffries and wife, Eloise M. Jeffries and the State of Tennessee, Department of Conservation, said point being located approximately 1314 feet from the south right-of-way margin of Otter Creek Road; thence following a common line with the State of Tennessee South 84 degrees 35 minutes East, 1095.0 feet to the Northeast corner of the herein described tract. Thence continuing with the lands of the State of Tennessee South 6 degrees 25 minutes West, 1135.20 feet to a point; thence South 88 degrees 05 minutes East, 165.0 feet to a point; thence South 7 degrees 55 minutes West, 1012.0 feet to a point; thence with the lands of Tony Sudekum South 5 degrees 55 minutes West, 1004.30 feet to a point, said point being a common corner with the Tony Sudekum tract; thence South 6 degrees 55 minutes West, 243.0 feet to a point; thence South 85 degrees 05 minutes East, 520.0 feet to a point; thence South 29 degrees 35 minutes West, 410.0 feet to a point, thence South 55 degrees

35 minutes East, 274.0 feet to a point; thence South 6 degrees 45 minutes West, 1207.0 feet to a point; thence North 83 degrees 27 minutes West, 433.60 feet to a point; said point being the Southwest corner of the herein described tract; thence North 6 degrees 20 minutes East, 641.0 feet to a point; thence North 37 degrees 50 minutes West, 144.10 feet to a point; thence North 6 degrees 20 minutes East, 309.0 feet to a point; thence north 58 degrees 55 minutes East, 119.0 feet to a point; thence North 37 degrees 45 minutes West, 307.0 feet to a point; thence South 65 degrees 35 minutes West, 115.0 feet to a point; thence North 7 degrees 20 minutes West, 760.0 feet to a point; thence with the top of a ridge and the lines of Calvin Houghland and the following seven courses and distances:

North 67 degrees 40 minutes West, 388.43 feet,
North 42 degrees 53 minutes West, 677.47 feet,
North 71 degrees 06 minutes West, 318.49 feet,
North 21 degrees 03 minutes West, 764.50 feet,
North 15 degrees 41 minutes West, 348.18 feet,
North 20 degrees 05 minutes West, 428.58 feet,
North 25 degrees 49 minutes East, 681.00 feet,
to a point being a common corner with the State of Tennessee and F. W. Jeffries; thence with Jeffries lines the following three courses and distances:

South 78 degrees 20 minutes East, 701.0 feet,
North 33 degrees 35 minutes East, 214.0 feet,
North 4 degrees 05 minutes West, 266.90 feet to the point of beginning and containing an area of 133.44 acres more or less.

Together with all timber and mineral rights and all hereditaments and appurtenances thereunto belonging, and all right, title and interest of Grantors in and to any streams, alleys, roads, streets, ways, strips, gores and any railroad rights-of-way abutting or adjoining the property hereby conveyed.

BEING property conveyed to Ogle B. Hall and wife, Bonnie B. Hall, B. J. Hall and wife, Carolyn Hall, Veranne Graham and husband, Harold L. Graham, by deed from George T. Hicks and wife, Sallie R. Hicks, of record in Book 5121, page 80, Register's Office for Davidson County, Tennessee, as to a portion of the premises and BEING property conveyed to Ogle B. Hall, Barnett J. Hall, and Veranne Hall Graham, by deed from Fred Hall, of record in Book 4640, page 684, Register's Office for Davidson County, Tennessee, as to the remaining portion of the premises.

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, its successors and assigns, forever. And we do covenant with the said Grantee 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, except for an easement for the flow of Otter Creek and 1979 real property taxes, which have been prorated and payment thereof assumed by the Grantee.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of June, 1979.

Ogle B. Hall
OGLE B. HALL

Bonnie B. Hall
BONNIE B. HALL

Barnett J. Hall
BARNETT J. HALL

Carolyn H. Hall
CAROLYN G. HALL

HAROLD L. GRAHAM

BY: Fred H. Hall
FRED H. HALL, his Attorney-in-fact

VERANNE H. GRAHAM

BY: Fred H. Hall
FRED H. HALL, her Attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named OGLE B. HALL, the 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 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named BONNIE B. HALL, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named BARNETT J. HALL, the 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 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard J Warren, a Notary Public in and for said County and State, the within named CAROLYN G. HALL, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF ~~TEXAS~~ TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of June, 1979, before me, Richard J Warren, a Notary Public in and for said County and State personally appeared FRED H. HALL, to me known to be the person who executed the foregoing instrument in behalf of HAROLD L. GRAHAM and acknowledged that he executed the same as the free act and deed of said HAROLD L. GRAHAM.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF ~~TEXAS~~ TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of June, 1979, before me, Richard J Warren, a Notary Public in and for said County and State personally appeared FRED H. HALL, to me known to be the person who executed the foregoing instrument in behalf of VERANNE H. GRAHAM and acknowledged that he executed the same as the free act and deed of said VERANNE H. GRAHAM.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1979.

Richard J Warren
Notary Public

Commission Expires: 11/1/81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00.

Subscribed and sworn to before me, this the 20th day of June, 1979.

Affiant

My commission expires: 11/1/81
(Affix Seal)

Notary Public

F-35784

IDENTIF. REFERENCE

JUN 21 1 32 PM '79

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5453 PAGE 349

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500000.00-	CO
			1300.00	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 1312.50-
			1032A06/21/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 35784

IDENTIF. REFERENCE

JUN 21 1 32 PM '79

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 691918