This instrument prepared by:
Mr. William C. Gudal
Assistant General Counsel
The Nature Conservancy
1800 North Kent Street
Arlington, Virginia 22209

59-70
+101

WARRANTY DEED

BOOK 5453 PAGE 485

For and in the consideration of the sum of Five Hundred Thousand Dollars ($500,000.00) cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, The Nature Conservancy, a non-profit corporation organized and existing under the laws of the District of Columbia, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the State of Tennessee, hereinafter called the Grantee, a certain tract or parcel of land situated in Davidson County, State of Tennessee, more fully described in Exhibit "A" attached hereto and incorporated herein by this reference. The real property hereby conveyed is the same identical real property acquired by The Nature Conservancy, Grantor herein, by deed of Ogle B. Hall, et al., dated June 20, 1979, which deed was heretofore recorded in the Register's Office for Davidson County, Tennessee, in Book 5453, Page 343.

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, forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and to forever defend the title to the said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

As further part consideration for this deed, and by acceptance hereof, and as a covenant running with the land, the Grantee agrees to erect and maintain a permanent plaque or other appropriate marker at a prominent location on the above-described premises bearing the following statement: "This Area Was Acquired With The Assistance Of The Nature Conservancy."

This conveyance is made expressly subject to any easements, liens, tenancies, encumbrances, restrictions, reservations, and covenants contained in duly recorded deeds, instruments and plats in the chain of title to the real property hereby conveyed, as well as to an easement for flow of Otter Creek.

IN WITNESS WHEREOF, The Nature Conservancy has caused this instrument to be signed in its corporate name and attested by its duly authorized officers, on this the 20th day of June, 1979.

THE NATURE CONSERVANCY

By: L. Gregory Low
Executive Vice President

ATTEST:

John R. Flicker
Assistant Secretary

STATE OF VIRGINIA
COUNTY OF ARLINGTON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared L. Gregory Low and John R. Flicker and who being duly sworn, did acknowledge themselves to be the Executive Vice Pres. and Assistant Secretary respectively of The Nature Conservancy, and they being authorized so to do, executed the foregoing instrument on behalf of The nature Conservancy for the purposes therein contained.

WITNESS my hand and official seal at Arlington County, Virginia, this 20th day of June, 1979.

My commission expires: February 24, 1981

June S. Goode
Notary Public June S. Goode

Address of new owner is as follows:
Tax bills
Division of Real Property Management
Department of Finance Administration
State of Tennessee
Nashville, Tennessee

EXHIBIT "A"

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.

F-35837
IDENTIF. REFERENCE
JUN 21 2 20 PM '79
FELIX A. ELLEN REGISTER
DAVIDSON COUNTY, TENN.