This instrument prepared by
The Nature Conservancy
35 South King Street
Leesburg, Virginia 22075

map 106-16
pcl. 68

QUIT-CLAIM DEED

BOOK 5829 PAGE 506

KNOW ALL MEN BY THESE PRESENTS;

That THE NATURE CONSERVANCY, a non-profit corporation organized and existing under the laws of the District of Columbia, the mailing address of which is 1800 North Kent Street, Suite 800, Arlington, Virginia 22209, does hereby remise, release and quit-claim unto the TENNESSEE CONSERVATION LEAGUE, a non-profit corporation organized and existing under the laws of Tennessee with an address at 1720 West End Avenue, Suite 600, Nashville, Tennessee 37203, its successors and assigns, a certain tract or parcel of land in the 6th Civil District of Davidson County, Tennessee described as follows:

> Beginning at a point in the south margin of Murfreesboro Road, said point being the northeast corner of the Reproco property; thence along the margin of Murfreesboro Road South 50° 37' 00" East, a distance of 45.00 feet; thence South 39° 23' 00" West, a distance of 18.00 feet; thence South 50° 37' 00" East, a distance of 112.28 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 24° 52' 47" West, a distance of 349.02 feet; thence South 4° 10' 00" East, a distance of 93.89 feet; thence South 18° 50" 00" East, a distance of 90.00 feet; thence South 20° 34' 40" East, a distance of 79.20 feet; thence South 19° 50' 20" West, a distance of 56.60 feet; thence South 30° 08' 20" West, a distance of 71.50 feet; thence South 49° 47' 20" West, a distance of 180.50 feet to a point being the northeast corner of Glencliff Estates as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee; thence continuing along the center of Mill Creek South 42° 55' 13" West, a distance of 87.67 feet; thence South 58° 55' 47" West, a distance of 222.09 feet; thence South 59° 55' 01" West, a distance of 60.45 feet; thence South 62° 02' 20" West, a distance of 131.25 feet; thence South 81° 00' 42" West, a distance of 117.03 feet; thence South 74° 16' 47" West, a distance of 101.55 feet; thence South 65° 55' 42" West, a distance of 89.92 feet; thence South 53° 15' 52" West, a distance of 101.13 feet; thence North 83° 22' 32" West, a distance of 100.22 feet; thence North 5° 52' 08" East, a distance of 350.67 feet to a point that is common with the east margin of Hill-N-Dale Acres, as of record in Book 2900, page 34, Register's Office for Davidson County, Tennessee; thence continuing along the center of creek North 33° 54' 08" East, a distance of 147.99 feet; thence North 32° 28' 40" East, a distance of 146.00 feet; thence North 43° 02' 44" East, a distance of 146.55 feet; thence North 47° 19' 45" East, a distance of 174.64 feet; thence North 74° 24' 34" East, a distance of 229.75 feet to the Holiday Inn property; thence continuing along the center line of creek South 83° 54' 35" East, a distance of 51.48 feet; thence North 39° 23' 00" East, a distance of 565.38 feet to the point of beginning.

> Being the same property conveyed to The Nature Conservancy by Quit-claim Deed from Cypress-Guttman, a Tennessee partnership comprised of Mandell L. Cypress and Jerome B. Guttman, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged.

Grantor reserves for itself, its successors and assigns, and excepts from the property conveyed hereunder, all minerals, oil, gas and associated hydrocarbons. The term gas as used in this reservation shall mean all liquid hydrocarbons and gases and gaseous substances of all kinds, whether hydrocarbons or nonhydrocarbons, including specifically, but not limited to, dry gas, casinghead gas, helium, carbon dioxide and hydrogen sulfide and their constituent parts.

This conveyance is made subject to the express condition and limitation that the premises herein conveyed shall be held as a nature preserve, for scientific, educational, and aesthetic purposes and shall be kept entirely in their natural state, without any disturbance whatever of habitat or plant or animal populations excepting the undertaking of scientific research and the maintenance of such fences and foot trails as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the premises. Should the premises cease to be used solely as provided herein, then the estate hereby granted to the Tennessee Conservation League may be terminated by The Nature Conservancy under a power of termination in the nature of a right of entry for condition broken or executory interest, which right, if exercised by The Nature Conservancy upon violation of the above conditions, is exercised by mailing a notice of violation by certified mail to the Grantee, its successors or assigns. Said notice shall declare that the power of termination has been exercised and shall state the breach which caused the action. A copy of the notice shall simultaneously be recorded on the appropriate land records. Provided however, that the foregoing restrictions shall not apply to that portion of the above-described property fronting on Murfreesboro Road and being on the west bank of Mill Creek and containing approximately 1.18 acres of land.

AS PART CONSIDERATION for this deed and by acceptance hereof, the Grantee and its successors or assigns agree to erect and maintain on the above described real property, a permanent plaque or other appropriate marker at a prominent location bearing the following statement: "This Area Was Acquired With The Assistance Of The Nature Conservancy."

This conveyance is made subject to any easements, restrictions, reservations and covenants contained in duly recorded deeds, instruments, and plat of the chain of title to the property, as well as all easements, liens and encumbrances evidenced by possession or use.

TO HAVE AND TO HOLD all such right, title and interest as THE NATURE CONSERVANCY may possess in the said tract or parcel of land to the TENNESSEE CONSERVATION LEAGUE, its successors and assigns, forever. BOOK 5829 PAGE 508

IN WITNESS WHEREOF, THE NATURE CONSERVANCY has caused this instrument to be signed in its corporate name and attested by its duly authorized officer, on this 9th day of DECEMBER, 1981.

THE NATURE CONSERVANCY

By: L. Gregory Low

Its: EXECUTIVE VICE PRESIDENT

ATTEST:

By: Michael Dennis

Its: ASSISTANT SECRETARY

STATE OF VIRGINIA §
§
COUNTY OF §

Personally appeared before me EUGENE T. RUANE, a Notary Public in and for said county and state the within named L. GREGORY LOW and MICHAEL DENNIS who being duly sworn, did acknowledge themselves to be EXECUTIVE VICE PRESIDENT 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 9th day of DECEMBER, 1981.

NOTARY PUBLIC

My Commission Expires: November 19, 1984

Address new owner as follows: Tennessee Conservation League, 1720 West End Avenue, Suite 600, Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS $ 100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Dec. 19 81.

Deputy Register

RUSH

DEC 10 | 46 PM '81
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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