P/O Map 146-9, Par 5
FB # OH 12210

WARRANTY DEED

BOOK 7917 PAGE 934

KNOW ALL MEN BY THESE PRESENTS; that

HAROLD P. CALDWELL, JR. and wife MARTHA ANN CALDWELL, residing at 1044 Parkwood Terrace, Nashville, Tennessee 37220 have bargained and sold and by these presents do hereby transfer and convey unto THE NATURE CONSERVANCY, a nonprofit corporation, organized and existing under the laws of the District of Columbia, with an address at 1815 North Lynn Street, 4th Floor, Arlington, VA 22209, certain property situated in Davidson County, Tennessee, and which is more particularly described as follows:

TRACT ONE: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the easterly side of Norfleet Drive, and being further described according to a survey by Wm. Robert Seigenthaler, dated March 29, 1989, as follows:

BEGINNING at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County, Tennessee; thence with the future right of way line of the northeasterly margin of Norfleet Drive and with a curve to the left having a radius of 50.00 feet, a distance of 74.84 feet to a point; thence with the east property line of Lot 2 of the subdivision of Lot 29 of Lakeview Manor Subdivision, not of record, North 28 degrees 31 minutes 15 seconds East 394.52 feet to a point; thence North 9 degrees 21 minutes West 40.72 feet to a concrete monument at the common rear corner of Lot 28 and Lot 30 on the plan of Lakeview Manor, of record in Plat Book 2133, page 39, Register's Office for Davidson County, Tennessee; thence South 89 degrees 44 minutes 10 seconds East 468.9 feet to a concrete monument; thence South 88 degrees 38 minutes East 287.5 feet to a concrete monument; thence 83 degrees 41 minutes 30 seconds East 84.95 feet to a concrete monument; thence South 75 degrees 05 minutes 10 seconds East 227.0 feet to a concrete monument; thence South 53 degrees 39 minutes 40 seconds East 221.9 feet to a concrete monument; thence South 80 degrees 39 minutes West 1,389.9 feet to the point of beginning, and containing 8.748 acres.

TRACT TWO: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the northeasterly side of the present right of way of Norfleet Drive, and being a small parcel of land between the present right of way of Norfleet Drive and the future right of way of Norfleet Drive and being further described according to a survey, dated March 29, 1989 by Wm. Robert Seigenthaler, as follows:

BEGINNING at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County, Tennessee; thence with the present right of way of said Norfleet Drive, North 56 degrees 25 minutes 25 seconds West 65.89 feet to a point; thence North 28 degrees 31 minutes 15 seconds East 12.15 feet to a point in the future right of way of Norfleet Drive; thence with said future right of way of Norfleet Drive and with a curve to the right having a radius of 50.00 feet, a distance of 74.84 feet to the point of beginning and containing 0.013 acre.

THIS INSTRUMENT PREPARED BY:
James L. Desmond
101 Conner Drive, Suite 302
Chapel Hill, NC 27515

ADDRESS NEW OWNERS AS FOLLOWS:
The Nature Conservancy
1815 North Lynn Street
Arlington, VA 22209

BEING the same property conveyed to Harold P. Caldwell, Jr. and wife Martha Ann Caldwell by deed from Everett R. Genter and wife, Mildred Genter, of record in Deed Book 4179, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED TWELVE AND 00/100 DOLLARS ($144,412.00), cash in hand paid, receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tracts or parcels of land to THE NATURE CONSERVANCY, its successors and assigns, forever.

And HAROLD P. CALDWELL, JR. and wife, MARTHA ANN CALDWELL do covenant with THE NATURE CONSERVANCY 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 to that 10 foot easement for temporary turnaround as set forth in Deed Book 4179, page 781.

And the said HAROLD P. CALDWELL, JR. and wife, MARTHA ANN CALDWELL do further covenant and bind themselves, their successors, representatives and assigns, to warrant and forever defend the title to the said tracts or parcels of land to THE NATURE CONSERVANCY, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, HAROLD P. CALDWELL, JR. and wife, MARTHA ANN CALDWELL have caused this instrument to be signed this 8th day of August, 1989.

Harold P. Caldwell, Jr.
HAROLD P. CALDWELL, JR.

Martha Ann Caldwell
MARTHA ANN CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD P. CALDWELL and MARTHA ANN CALDWELL, the within named Grantors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of August, 1989.

My Commission Expires:
11-10-91

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 144,412.00.

Affiant

Subscribed and sworn to before me,
This 8th day of August, 1989.

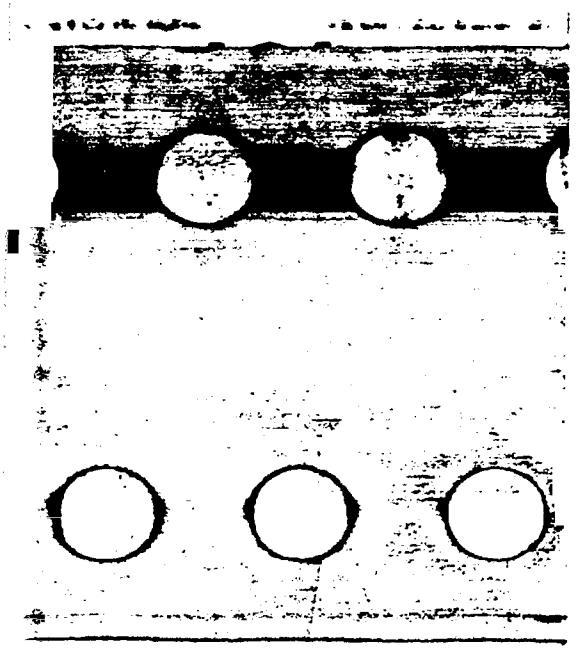
Notary Public
My Comm. Exp. 10/27/92
[RADNCALD.TN]

6954 08/17 0101 03CHECK 483.52

AUG 17 4 18 PM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

58891



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

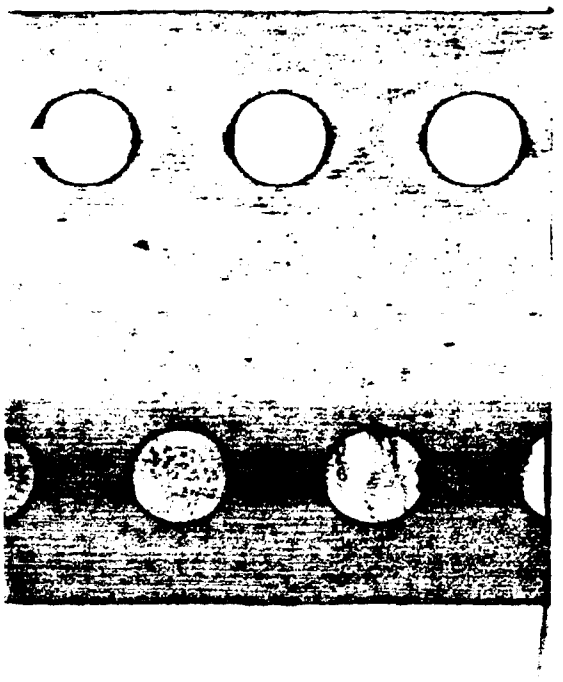
RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 936

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 144412.00
CON TX 476.52
PRFEE 1.00
MTGFEE 6.00
TOTAL 483.52
CHECK 483.52

08/17/89 01 16:20 0001 6954

58891

IDENTIF. REFERENCE

AUG 17 4 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 240215