Send Tax Bils to address of new owners below	COUNTY: DAVIDSON	Part of: Map 160, Parcel 176

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that

IRA T. ADAMS AND JAMES E. ADAMS, JR., CO-EXECUTORS OF THE ESTATE OF JAMES E. ADAMS have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, transfer and convey unto **THE NATURE CONSERVANCY**, a non-profit Corporation, organized and existing under the laws of the District of Columbia, its successors, representatives and assigns, the within tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT ONE:

COMMENCING with a Tennessee Transportation Department concrete monument HP-1 located in the center of Interstate 65 South and Hogan Road; thence South 47 degrees 13 minutes 41 seconds West 6349.04 feet to a concrete monument located in the Southerly right-of-way margin of Forest Hills Drive and the Northwest corner of Lot 127 of Oak Hill Estates, Section 2 as of record in Book 4460, Page 37, R.O.D.C., Tennessee, the POINT OF BEGINNING; thence South 5 degrees 29 minutes 21 seconds East 417.95 feet to a point; thence South 18 degrees 06 minutes 22 seconds East 158.26 feet to a point; thence South 83 degrees 37 minutes 47 seconds West 896.12 feet to a point; thence North 81 degrees 47 minutes 23 seconds West 963.48 feet to a point; thence North 7 degrees 27 minutes 48 seconds East 742.11 feet to a point; thence North 85 degrees 42 minutes 20 seconds East 1634.30 feet to a point; thence South 0 degrees 26 minutes 03 seconds East 274.15 feet to a point; thence North 87 degrees 17 minutes 16 seconds East 24.92 feet to a point in the Northern R.O.W. margin of Forest Hills Drive; thence South 2 degrees 45 minutes 54 seconds East 59.87 feet to the point of beginning containing 34.706 acres, more or less, according to a survey by George Anton, Tennessee Registration Number 557, dated September 14, 1990.

TRACT TWO:

COMMENCING with a Tennessee Transportation Department concrete monument HP-1 located in the center of Interstate 65 South and Hogan Road; thence South 47 degrees 13 minutes 41 seconds West 6349.04 feet to a concrete monument located in the Southerly right-of-way margin of Forest Hills Drive and the Northwest corner of Lot 127 of Oak Hill Estates, Section 2 as of record in Book 4460, Page 37, R.O.D.C., Tennessee; thence South 5 degrees 29 minutes 21 seconds East 417.95 feet to a point; thence South 18 degrees 06 minutes 22 seconds East 158.26 feet to an iron rod, the POINT OF BEGINNING; thence South 18 degrees 06 minutes 22 seconds East 252.0 feet to a point; thence South 10 degrees 02 minutes 14 seconds West; 249.48 feet to a point; thence South 13 degrees 14 minutes 20 seconds East 320.08 feet to a point; thence South 50 degrees 51 minutes 20 seconds East 236.55 feet to a point; thence South 7 degrees 31 minutes 55 seconds West 284.98 feet to a point; thence South 18 degrees 54 minutes 03 seconds

THIS INSTRUMENT PREPARED BY:	ADDRESS NEW OWNERS AS FOLLOWS:
William W. Weems, Attorney	State of Tennessee
P. O. Box 676	505 Deaderick St., Suite 1700
Hendersonville, TN 37077-0676	Nashville, TN 37243-0299

West 149.99 feet to a point; thence South 33 degrees 17 minutes 26 seconds West 329.98 feet to a point; thence North 76 degrees 36 minutes 38 seconds West 867.22 feet to a point; thence North 17 degrees 15 minutes 16 seconds West 578.47 feet to a point; thence North 7 degrees 27 minutes 37 seconds East 930.07 feet to a point; thence North 83 degrees 37 minutes 47 seconds East 896.12 feet to the point of beginning containing 39.294 acres, more or less, according to a survey by George Anton, Tennessee Registration Number 557, dated September 14, 1990.

BEING portions of the property conveyed to James E. Adams by deed of J. B. Downey, Trustee, of record in Book 5586, Page 754, Register's Office of Davidson County, Tennessee. James E. Adams is since deceased, and his will is of record in Will Book 52, Page 580, Clerk and Master's Office of Williamson County, Tennessee and a certified copy of same is of record in Book 8253, Page 815, Register's Office for Davidson County, Tennessee and this conveyance is made in accordance with an order of the Probate Court of Williamson County, Tennessee, a certified copy of which is of record in Book 8264, Page 548, said Register's Office.

This conveyance is made for and in consideration of the sum of, **FIVE HUNDRED THIRTY THOUSAND ANO NO/100 DOLLARS ($530,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging, to **THE NATURE CONSERVANCY**, its successors, representatives and assigns, forever.

And **IRA T. ADAMS AND JAMES E. ADAMS, JR., CO-EXECUTORS OF THE ESTATE OF JAMES E. ADAMS**, do covenant with **THE NATURE CONSERVANCY** that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and that said property is unencumbered, except for electric power line easements to the United States of America at Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48 and Book 1207, Page 50, Register's Office for Davidson County, Tennessee.

And **IRA T. ADAMS AND JAMES E. ADAMS, JR., CO-EXECUTORS OF THE ESTATE OF JAMES E. ADAMS**, do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to said premises to **THE NATURE CONSERVANCY**, its successors and assigns, against the lawful claims of all persons whomsoever, except as herein specified.

IN WITNESS WHEREOF, **IRA T. ADAMS AND JAMES E. ADAMS, JR.** have hereunto affixed their hands and seals as CO-EXECUTORS OF THE ESTATE OF JAMES E. ADAMS, this 27th day of December, 1990.

Ira T. Adams
IRA T. ADAMS
CO-EXECUTOR

James E. Adams Jr
JAMES E. ADAMS, JR.
CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, IRA T. ADAMS and JAMES E. ADAMS, JR., CO-EXECUTORS OF THE ESTATE OF JAMES E. ADAMS, the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27 day of Dec., 1990.

F. E. Locke, Jr.
NOTARY PUBLIC

My Commission Expires: 9-26-94

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transaction is $530,000.00.

Subscribed and sworn to before me, this 27 day of Dec., 1990. James E. Adams JR. Co-executor

James E. Adams Jr

F. E. Locke, Jr.
NOTARY PUBLIC

My Commission Expires: 9-26-94

RECEIVED
DEC 27 3 25 PM '90
RICK Z. WILSON REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE
81988

227612/27 0101 03CHECK
1759.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 563

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

CAMT 530000.00
CON TX 1749.00
PRFEE 1.00
MDEED 9.00
TOTAL 1759.00
CHECK 1759.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/90 01 15:24 0001 2278

8 11: 9 8 8

IDENTIF. TREFERENCE

DEC 27 3 25 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384660