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

WARRANTY DEED BOOK 8266 PAGE 248

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, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, transfer and convey unto the **STATE OF TENNESSEE** its successors and assigns, the within tracts or parcels 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 Registeration 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 the same property conveyed to THE NATURE CONSERVANCY by deed from Ira T. Adams and James E. Adams, Jr., Co-Executors of the Estate of James E. Adams, in Book 8264, Page 560, Register's Office of Davidson County, Tennessee.

This conveyance is made for and in consideration of the sum of **ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($190,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and other considerations stated herein.

As a further consideration for this deed, and by acceptance thereof, the State of Tennessee agrees to erect and maintain a permanent plaque or other appropriate marker at a prominent location on the properties, stating "This area was acquired with the assistance of The Nature Conservancy."

THE NATURE CONSERVANCY and the **STATE OF TENNESSEE** have acknowledged that a portion of the funds used by **THE NATURE CONSERVANCY** to purchase the properties herein described was made available to **THE NATURE CONSERVANCY** by the **CITY OF OAK HILL,** which contribution was made to provide for the preservation of the integrity and character of the properties for use as a State Natural Area. The **CITY OF OAK HILL** desires that the **STATE OF TENNESSEE** shall maintain the properties as a State Natural Area, utilizing same for scientific, educational, aesthetic, and similar purposes. The **CITY OF OAK HILL** desires no commercial development or exploitation of said properties. For these reasons the property purchased by **THE NATURE CONSERVANCY** was divided into the two tracts described herein, and a reversionary interest is to be retained on the 34.706 acres described as Tract One herein. Should the **STATE OF TENNESSEE** cease to utilize the said 34.706 acres for the purposes required by the **CITY OF OAK HILL** as stated in the account of the desires of that municipality as specified above, or should the **STATE OF TENNESSEE** declare said 34.706 acres surplus and available for disposition, the said

4.7+/- acres identified as Tract One herein shall revert to THE NATURE CONSERVANCY. THE NATURE CONSERVANCY hereby covenants that should it reacquire such title by action of the reverter, it shall immediately reconvey said property to the CITY OF OAK HILL by appropriate deed. Such a reconveyance shall contain a covenant that the property will be maintained for scientific, educational and aesthetic purposes, and shall also contain a covenant against any commercial development or exploitation of the property. Any such covenants will also run with the land and be binding on the CITY OF OAK HILL, its successors and assigns.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereunto belonging, to the STATE OF TENNESSEE, its successors, representatives and assigns, forever.

And THE NATURE CONSERVANCY does covenant with the STATE OF TENNESSEE that it is lawfully seized and possessed of said tracts in fee simple, that it has a good right to convey them, 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 THE NATURE CONSERVANCY does further covenant and bind itself, its successors, representatives and assigns, to warrant and forever defend the title to said premises to the STATE OF TENNESSEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever, except as herein specified.

IN WITNESS WHEREOF, THE NATURE CONSERVANCY has caused this instrument to be executed by its duly authorized Officer this 7th day of December, 1990.

THE NATURE CONSERVANCY

BY: Charles R. Bassett
CHARLES R. BASSETT
VICE PRESIDENT

ATTEST: Florida A. Clark
ASSISTANT SECRETARY

STATE OF NORTH CAROLINA

COUNTY OF Orange

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, CHARLES R. BASSETT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the VICE PRESIDENT of THE NATURE CONSERVANCY, a Corporation, the within named bargainor, and he as such VICE PRESIDENT, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of THE NATURE CONSERVANCY by himself as VICE PRESIDENT.

Witness my hand and official seal at Chapel Hill, North Carolina, this 27th day of December, 1990.

Deborah H. Sandler
NOTARY PUBLIC

My commission expires:
Oct. 6, 1993

82492

IDENTIF. REFERENCE

DEC 31 10 25 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

2954 12/31 0101 03CHECK 12.00