FILE BOX

BOOK 8525 PAGE 895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,064.25

Subscribed and sworn to before me, this the [illegible] day of December 19[illegible]

Affiant

My commission expires: 5-6-93

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 1B15553
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
The Nature Conservancy	The Nature Conservancy Tennessee Field Office
1815 N. Lynn Street STREET ADDRESS	174 Second Avenue North STREET ADDRESS
Arlington, VA 22209 CITY STATE ZIP	Nashville, TN 37219 CITY STATE ZIP
MAP & PARCEL NO 146-9-6	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Clifford Fuller Lewis, a 1/12 undivided interest, Unmarried

HEREINAFTER CALLED GRANTOR(S), 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

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

(See attached "Exhibit A" for legal description)

7.57.17

JAN 10 9 58 AM '92

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is subject to taxes for the year 1992 and subsequent years.

THIS IS un IMPROVED PROPERTY KNOWN AS [illegible]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of December 19 91

Clifford Fuller Lewis

Clifford Fuller Lewis

State of Tennessee
County of _____

BOOK 8525 PAGE 896

On this _____ day of _____, 19____, before me personally appeared Clifford Fuller Lewis to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ Notary Public

WARRANTY DEED

"EXHIBIT A" BOOK 8525 PAGE 897

Being Tract No. 4 on the Plan of Lealand Manor, 6th Addition, not of record, described according to a survey made by M. H. Himes, August 8, 1959, as follows:

Beginning in the southerly boundary line of the property conveyed to John H. Cheek, Jr. and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1807, page 457, Register's Office for said County, said point being also the common rear corner of Lots Nos. 31 and 32 on the plan of Lakeview Manor, of record in Book 2133, page 39, said Register's Office; thence with said Cheek's southern boundary line as follows: With a curve to the left with a radius of 175 feet, 73.76 feet; north 45 degrees 51' east 59.89 feet; with a curve to the right with a radius of 225 feet, 138.23 feet; north 81 degrees 03' east 82.50 feet; with a curve to the left with a radius of 475 feet, 85.67 feet; north 70 degrees 43' east 46.47 feet, and with a curve to the left with a radius of 175 feet, 96.26 feet to a concrete monument in the northwesterly margin of Clonmel Road; thence crossing said road south 53 degrees 25' east 39.5 feet to an iron pin, being Walsh's southwest corner; thence continuing across said road along Walsh's southerly line, being also the southerly line of Lot No. 8 on the Plan of Bridle Path Estates, of record in Book 974, page 79, said Register's Office, south 63 degrees 23' east 122.8 feet; thence continuing with the southerly line of Lot No. 8 south 71 degrees 23' east 625.4 feet, and south 89 degrees 34' east 389.6 feet to an iron pin in the western boundary line of the John C. Roesch property; thence with said Roesch's westerly line south 0 degrees 23' east 458.2 feet, and south 18 degrees 21' west 613.6 feet to the most easterly corner of the property conveyed to Allen D. Willis and wife, by deed from E. W. Hackney and wife, of record in Book 2905, page 174, said Register's Office; thence with said Willis' northerly line as follows: North 53 degrees 31' west 223.35 feet, north 74 degrees 56' west 228.48 feet, north 83 degrees 32' west 85 feet, north 88 degrees 29' west 288.10 feet, and north 89 degrees 39' west 469.56 feet to the common rear corner of Lots Nos. 28 and 30 on said plan of Lakeview Manor; thence with the rear line of said Lot No. 30 north 10 degrees 53' east 431.5 feet to the corner of Lots Nos. 30 and 31; thence with the rear line of said Lot No. 31 north 31 degrees 44' west 548 feet to the beginning, containing 31.98 acres, more or less.

Being the same property conveyed to Clifford Fuller Lewis by Quitclaim Deed of record in Book 8214, page 271 and rerecorded in Book 8215, page 905, Register's Office for Davidson County, Tennessee.

5709 01/10 0101 03CHECK 99-17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8525 PAGE 898

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24064.25
CON TX 89.17
PRFEE 1.00
WDEED 9.00
TOTAL 99.17
CHECK 99.17
01/10/92 01 09:59 0001 5799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 7.1 7

JAN 10 9 58 AM '92

No. 499219