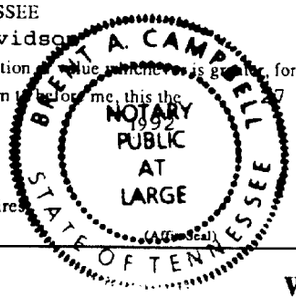
BOOK 8598 PAGE 905 File Box 30

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 27 day of March 1992



My commission expires (Affix Seal)

Affiant

Notary Public

My Commission Expires Nov. 27, 1993

WARRANTY DEED

Prepared By: SOUTHEAST TITLE of Tennessee, Inc. #2G15802
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	174 Second Avenue North
STREET ADDRESS Arlington, VA 22209	STREET ADDRESS Nashville, TN 37219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 138 117 and 120	

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,
Charles V. Duncan and wife, Felicia C. Duncan

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 PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

6257 04/01 0101 03CHECK 306.00

THIS IS UN. IMPROVED PROPERTY KNOWN AS Couchville Cedar Glade, S. Mt Juliet Rd., Hermitage, TN 37076

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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27 day of March ,1992

Charles V. Duncan

Felicia C. Duncan

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 27 day of March, 1992, before me personally appeared Charles V. Duncan & Felicia C. Duncan 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of DAVIDSON

On this 27 day of March 27, , 1992, before me personally appeared CHARLES V. DUNCAN & FELICIA C. DUNCAN 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 their free act and deed.

Witness my hand and official seal.
My Commission expires: 3-26-95

Cindy K. Presley
Notary Public

NOTARY PUBLIC CINDY K. PRESLEY DAVIDSON CO. TENN.

WARRANTY DEED

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of John D. McCormick, Land Surveyor, dated October 25, 1980, and designated as Tract Nos. 3 and 4 thereon described as follows:

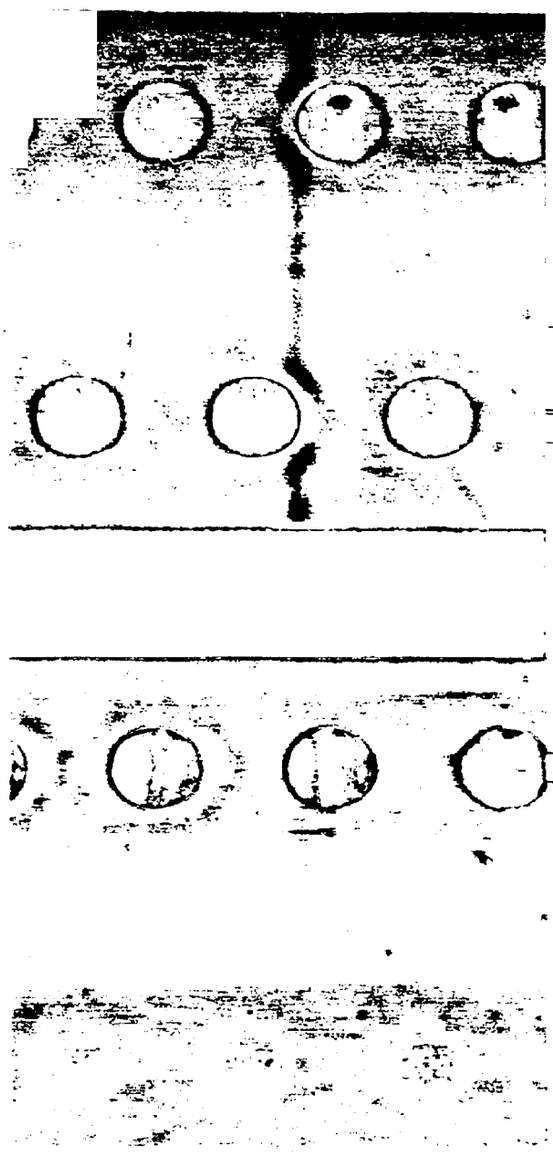
Tract No. 3 begins at an iron pin located on the westerly margin of South Mt. Juliet Road, said pin being located 458.71 feet as measured in a northerly direction alon the westerly margin of South Mt. Juliet Road from the northeast corner of the property conveyed to Binkley Realty, Inc., by deed of record in Book 5126 at page 795, Register's Office for said County; thence leaving said margin of said road, North 76 deg. 05 min. West, 1352.19 feet to an iron pin in the centerline of a lane; thence with said centerline of said lane, North 48 deg. 55 min. East, 310. 25 feet to an iron pin; thence, leaving said centerline, South 74 deg. 52 min. East, 1198.68 feet to an iron pin in the westerly margin of South Mt. Juliet Road; thence, with said margin of said road, South 19 deg. 57 min. West, 230.0 feet to the point of beginning, containing 7.10 acres more or less, according to said survey.

Tract No. 4 begins at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 228.71 feet as measured along said margin of said road in a northerly direction from the northeast corner of the property conveyed to Binkley Realty, Inc., by deed of record in Book 5126 at page 795, said Register's Office; thence with the westerly margin of South Mt. Juliet Road, North 19 deg. 57 min. East, 230.0 feet to an iron pin; thence, leaving said margin of said road, North 76 deg. 05 min. West, 1352.19 feet to an iron pin in the centerline of a lane; thence with said centerline of said lane, South 41 deg. 03 min. West, 362.37 feet to an iron pin; thence leaving said centerline of said lane, South 79 deg. 40 min. East, 1496.20 feet to the point of beginning and containing 8.90 acres, more or less according to said survey.

Being the same property conveyed to the Grantors by deed of record in Book 5716 at page 849, Register's Office for Davidson County, Tennessee.

37931

IDENTIFICATION



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 908

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 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 306.00
CHECK 306.00

04/01/92 01 15:52 0001 6257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97931

IDENTIFICATION REFERENCE

APR 1 3 51 PM '92

DAVIDSON COUNTY TN

No. 517161