BOOK 9205 PAGE 656

GENERAL WARRANTY DEED

FROM: Hazel C. Adams,
Grantor
TO: The Nature Conservancy,
Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

The Nature Conservancy
Southeast Regional Office
P.O. Box 2267
Chapel Hill, NC 27515-2267

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Numbers
159-12-4 (Lot 47)
160-9-27 (Lot 28)
160-9-28 (Lot 29)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Two Thousand Five Hundred and 00/100 Dollars ($102,500.00).

Jeffrey R. King
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of December, 1993.

LaVerne Williams
Notary Public

My Commission Expires: May 28, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and ~~other~~ good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hazel C. Adams (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Nature Conservancy, a non-profit corporation of the District of Columbia (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lots 28, 29 and 47 on the plan of Oak Hill Estates, Section 3.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 29th day of December, 1993.

Hazel C. Adams by Robert Glenn Adams, Sr.
Hazel C. Adams, by Robert Glenn Adams, Sr., attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of December, 1993, before me personally appeared Robert Glenn Adams, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hazel C. Adams and acknowledged that he executed the same as the free act and deed of Hazel C. Adams.

Witness my hand, at office, this 29th day of December, 1993.

Lisa Anne Crawford
Notary Public

My Commission Expires: 9-21-94

NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 28, 29, [redacted] on the Plan of Oak Hill Estates, Section 3, as of record in Book 4860, pages 3-5, and also being Lot No,. 47 on the Plan of Oak Hill Estates, Section 3, Revised, of record in Book 5200, page 16, said Register's Office.

Being the same property conveyed to HAZEL C. ADAMS, by deeds from HAZEL C. ADAMS and ROBERT G. ADAMS, Co-Executors of the Estates of R. C. (Robert C.) Adams and Kathryn A. Hugill, of record in Book 6404, page 939, and Book 6404, page 945, Register's Office-for DAVIDSON County, Tennessee.

The above description is the same as in the previous deed of record.

IDENTIFICATION/REFERENCE

93 DEC 30 PM 3:52

EXHIBIT B

1. Subject to the requirements in the deeds to stabilize the drainage ditches in front of the lots as per the requirements of the City of Oak Hill.

2. Restrictive Covenants contained in instrument of record in Book 4537, page 296, and Book 5010, page 245, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 4460, pages 36-38, said Register's Office.

4. All matters as shown on the Plan of record in Book 4860, pages 3-5, and Book 5200, page 16, said Register's Office.

5. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7681, page 672, said Register's Office.

6. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7959, page 676, said Register's Office. (Lot No. 29)

0420 12/30 0101 03CHECK 259.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9205 PAGE 660

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	
				102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	16.00
			TOTAL	396.25
			CHECK	396.25
12/30/93	01		15:53 0001	0420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02610
IDENTIF. & REFERENCE

93 DEC 30 PM 3:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 740350