41

GENERAL WARRANTY DEED

FROM: Lee Eakes and wife, Connie Eakes, Grantors

TO: The Nature Conservancy, a non-profit corporation of the District of Columbia, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
The Nature Conservancy 2002 Richard Jones Rd, Ste 300C Nashville, Tn. 37215	(new owner)	124-0-61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten Thousand and 00/100 Dollars ($10,000.00).

Jeffrey R. King
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of September, 1994.

Lisa K. [illegible]
Notary Public

My Commission Expires: January 24, 1998

FOR AND IN CONSIDERATION OF the sum of Ten Thousand and 00/100 Dollars ($10,000.00), the receipt and sufficiency of which are hereby acknowledged, Lee Eakes and wife, Connie Eakes (the "Grantors") have bargained and sold, and by these presents do 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 5 acres near Couchville Pike, Davidson County, Tennessee.

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 Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have 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.

Grantors do further covenant and bind Grantors, its 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 our hands this 16th day of September, 1994.

Lee Eakes

Lee Eakes

Connie Eakes

Connie Eakes

92134

IDENTIF. & REFERENCE

94 SEP 19 AM 11:52

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible]

5-4-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa K. Jackson, a Notary Public of said County and State, Lee Eakes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of September, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa K. Jackson, a Notary Public of said County and State, Connie Eakes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of September, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

EXHIBIT A

Property Description

Beginning at a U.S. Corp of Engineers Concrete Monument No. 908-1, said point being the northwesterly corner of subject tract and the southeasterly corner of property of Tennessee Auto Mart, Inc., Book 8722, page 810.

Thence leaving said monument and with the remaining land of Lee Eakes, South 86°39'14" East, 597.09 feet to an iron rod.

Thence with property of James A. Pearson, Book 5618, page 958, South 8°10'57" West, 394.67 feet to an iron rod.

Thence with property of The Nature Conservancy, Book 8587, page 355, being Parcel No. 147, Property Map 138, North 81°41'08" West, 584.76 feet to an iron rod.

Thence with property of U.S. Corp of Engineers, being J. Percy Priest Reservoir Project, North 6°28'-43" East, 343.13 feet to the point of beginning and containing 5 acres.

Being part of the same property conveyed to Lee Eakes and Connie Eakes by deed of record in Book 389, page 449, Register's Office for Wilson County, and Book 6183, page 125, Register's Office for Davidson County.

The above description is based upon the survey prepared by Robert Lee Spears, Registered Land Surveyor, #126, 4075 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122.

EXHIBIT B

Encumbrances

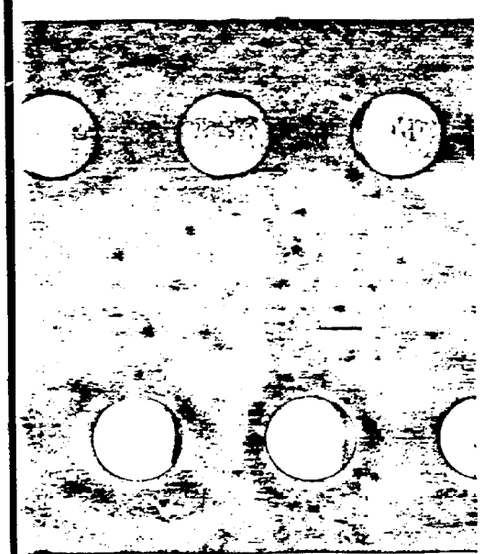
1. Restrictive Covenants contained in instrument of record in Book 6183, page 125, Register's Office for Davidson County, Tennessee, and in Book 389, page 449, Register's Office for Wilson County, Tennessee.

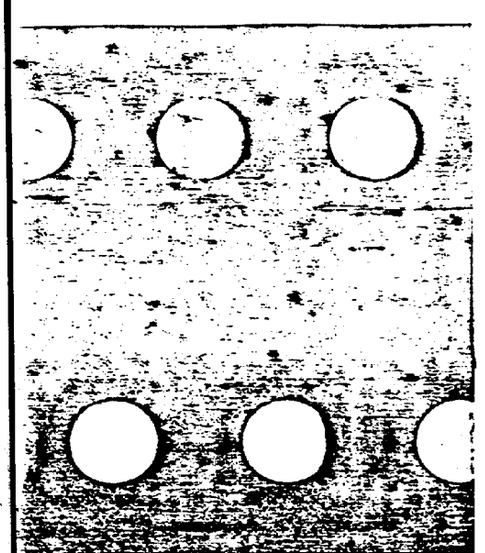
2. Easements granted to TVA Transmission Line of record in Book 2335, page 482, Book 4446, page 427, Book 5055, page 857.

3. Easement for the flow of any creeks, streams or branches. (Subject property abutts J. Percy Priest Lake).

4. Taxes for 1994 constitute a lien, but are not yet due and payable.

5. Sewage soil absorption letter of record in Book 6327, page 259, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9469 PAGE 5

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 10000.00
CON TX 37.00
PRFEE 1.00
TDEED 16.00
ERR CO
~~TDEED 16.00~~
~~MTGED 16.00~~
TOTAL 54.00
CHECK 54.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP 19 AM 11:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

09/19/94 01 11:51 0001 9782

92134
IDENTIF. ← REFERENCE

No. 836094