ADDRESS NEW OWNER AS FOLLOWS:

THE STATE OF TENNESSEE
511 UNION STREET, SUITE 730
NASHVILLE , TN 37243-0299
(TAX EXEMPT)

PREPARED BY:

WELDON B. WHITE, JR
631 SECOND AVENUE SOUTH
SUITE 3F
NASHVILLE, TN 37210

MAP-PARCEL NUMBER:

MAP 138, PARCELS 10, 11,
117, 120, 147, 148, 149

BOOK 9539 PG 850

WARRANTY DEED

FOR AND IN CONSIDERATION OF TWO HUNDRED SIXTY-SIX THOUSAND EIGHT HUNDRED SIXTY AND NO/100 DOLLARS ($266,860.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, WE, THE NATURE CONSERVANCY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

SEE EXHIBIT A

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOREVER, AND WE DO COVENANT WITH THE SAID GRANTEE 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 SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS AND ITS ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. THE GRANTOR DOES HEREBY COVENANT AND AGREE THAT UPON GRANTEE'S RECEIPT OF A NEW BOUNDARY LINE SURVEY OF SAID TRACTS OR PARCELS OF LAND CONVEYED HEREBY, GRANTOR SHALL WHEN AND IF REQUESTED BY GRANTEE TO DO SO, IMMEDIATELY EXECUTE A DEED OF CORRECTION CONTAINING THE LEGAL DESCRIPTION AS SHOWN BY SUCH NEW BOUNDARY LINE SURVEY. IN THE ALTERNATIVE, GRANTEE, IN ITS SOLE DISCRETION, MAY RERECORD THIS WARRANTY DEED, SUBSTITUTING THE NEW LEGAL DESCRIPTION FOR EXHIBIT A HERETO. GRANTOR FURTHER COVENANTS AND AGREES THAT THE CONSIDERATION OF $266,860.00 FOR THIS CONVEYANCE IS PAYMENT IN FULL FOR ALL OF ITS RIGHT, TITLE AND INTEREST IN SAID TRACTS OR PARCELS OF LAND, REGARDLESS OF THE TOTAL NUMBER OF ACRES CONTAINED THEREIN. 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 MY HAND THIS 5th DAY OF December, 1994.

THE NATURE CONSERVANCY

By: Charles A. Barnett

Its: Vice President

15138

IDENTIFICATION REFERENCE
PICK-UP

94 DEC -5 PM 3:25

COUNTY REGISTER

BOOK 9539 PG 851

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

Before me, Deborah S. Feldstein **of the state and county aforementioned, personally appeared** 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, the within named bargainor, a corporation, and that he as such** Vice President **executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as** Vice President**.**

Witness my hand and seal at office in Chapel Hill, NC **this** 5th **day of** December**, 199**4**.**

Deborah S Feldstein
NOTARY PUBLIC

My Commission Expires: Sept. 24, 1997

401030.WDA
401033.WDA
401034.WDA
401036.WDA
401038.WDA
401041.WDA
403017.WDA

Exhibit "A"

Beginning at an iron pin in the South line of the Charles A. Pearson and James A. Beck property as recorded in Deed Book 5618, Page 958 at the Davidson County Registrar's Office, said iron pin being North 81 deg. 41' 08" West, a distance of 422.27 feet from a two inch steel pipe, said pipe being the Southeast corner of the said Charles A. Pearson and James A. Beck property; thence North 81 deg. 41' 08" West along the South line of said Charles A. Pearson and James A. Beck property and the Lee Eakes property as recorded in Deed Book 6183, Page 125, a distance of 887.73 feet to an iron pin on the East property line of the United States Corporation of Engineers Percy Priest Lake; thence, South 06 deg. 50' 03" West along the East property line of said Percy Priest Lake, a distance of 578.00 feet, passing by a concrete monument with a brass cap and cross mark at 504.29 feet, to an iron pin; thence, South 11 deg. 50' 37" West along the East line of said Percy Priest Lake, a distance of 42.92 feet to an iron pin; thence, South 68 deg. 27' 30" East along the North property line of the Robert Hoskins property as recorded in Quit Claim Book 6166, Page 881 at the Davidson County Registrar's Office, a distance of 705.39 feet to an iron pin in the centerline of a 20 feet wide lane; thence North 58 deg. 43' 03" East along the centerline of said Lane and the West line of herein described Tract 5, a distance of 78.71 feet to an iron pin; thence North 40 deg. 30' 56" East along the centerline of said Lane and the West line of herein described Tract 4, a distance of 363.24 feet to an iron pin; thence, North 48 deg. 59' 21" East along the centerline of said Lane and the West line of herein described Tract 3, a distance of 310.25 feet to an iron pin; thence, North 46 deg 25' 43" West along a new line dividing the property owned by Leslie B. Stuart, Sr. as recorded in Deed Book 5648, Page 225 at the Davidson County Registrar's Office, a distance of 327.80 feet to the point of beginning.

The above described property contains 15.59 acres, according to a survey by Gregory D. Hall, Registered Land Surveyor, on August 20, 1985.

MEMO
LEGIBILITY OF WRITING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "A"

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976 and revised June 30, 1976, as follows to wit:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located at the northeast corner of the property conveyed to Binkley Realty, Inc. by deed of record in book 5126, page 795, Register's Office for Davidson County, Tennessee; thence in a northerly direction along the westerly margin of South Mt. Juliet Road 228.71 feet to a point; thence north 79 deg. 40' west 1,496.20 feet to an iron pin in the centerline of a lane; thence along the centerline of said lane south 56 deg. 44' west 78.7 feet to an iron pin; thence south 60 deg. 53' west 99.19 feet to an iron pin; thence south 68 deg. 12' west 80.06 feet to an iron pin; thence south 43 deg. 00' west 126.87 feet to an iron pin; thence south 14 deg. 34' west 91.7 feet to an iron pin; thence leaving said lane south 84 deg. 00' east 1,745.44 feet to the point of beginning and containing 11.01 acres more or less.

RECEIVED

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.

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EXHIBIT "A"

BEING Tract Two and Three of "H.U.D. PROPERTY SUBDIVISION", dated May 5, 1993, and recorded in Plat Book 7900, page 533, in the Register's Office of Davidson County, Tennessee AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT TWO
H.U.D. SUBDIVISION

Beginning at a concrete monument, the northwest corner of Hewitt's six-acre tract as recorded in deed book 6257, page 899 and also a corner of Hoskins as recorded in deed book 6166, page 881; thence, along Hoskins line to iron rods N81 degrees 51'W 785.83 feet; N47 degrees 22'E 123.88 feet; N56 degrees 58'E 207.21 feet; N15 degrees 18'E 62.85 feet; thence, along the southerly line of the Nature Conservancy property as recorded in deed book 8793, page 692, S84 degrees 00'E 571.86 feet to an iron rod; thence, along a new division line S13 degrees 09'W 317.45 feet to the beginning, containing 4.62 acres, more or less, according to a survey by Boyd B. Gibbs R.L.S. #1598 dated May 5, 1993.

TRACT THREE
H.U.D. PROPERTY

Beginning at an iron rod on the northerly line of the 5.00-acre Tract One, also the southerly line of the Nature Conservancy property as recorded in deed book 8793, page 692, said iron being N84 degrees 00'W 614.63 feet from the westerly margin of South Mount Juliet Road; thence, along new division lines to iron rods S66 degrees 00'W 82.70 feet; N78 degrees 38'W 66.00 feet; N36 degrees 52'W 48.00 feet; thence, along the southerly line of Nature Conservancy S84 degrees 00'E 170.00 feet to the beginning, containing 0.10 acre, more or less, according to a survey by Boyd B. Gibbs, R.L.S. #1598 dated May 5, 1993.

Exhibit "A"

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 28, 1983, and known as Job No. 83-211 as follows:

Beginning at a concrete monument on the line of the U.S. Government land, said point of beginning being the Southwest corner of this tract and also being N 17°28'54" East 420.00' from the Northwest corner of the Phillip Jones land of record in Deed Book 1349, page 279, Register's Office for Davidson County, Tennessee; thence with the government line N 17°28'54" East 343.17 feet to an existing iron pin; thence N 14°11'47" East 744.16' to an existing iron pin; thence N 13°30'05" East 91.58' to an existing concrete monument thence leaving the Government line S 55°56'52" East 729.69' to an existing iron pin in concrete; thence with the center of an existing lane as follows: S 62°13'52" West 99.19' to a point; thence S 66°56'57" West 80.06' to a point; thence S 42°22'56" West 126.41' to a point; thence S 13°07'36" West 135.86' to an existing iron pin; thence S 55°05'17" West 206.08' to a point; thence S 55°59'16" West 124.05' to an existing iron pin in concrete; thence leaving the said lane S 79°59'21" East 785.83' to an existing concrete monument; thence S 09°20'45" West 720.38 feet to an existing concrete monument; thence N 79°41'53" West 432.29' to a concrete monument; thence N 17°28'54" East 420.00' to a concrete monument; thence N 79°41'53" West 731.75' to the point of beginning, containing 20.00 acres, more or less.

Being the same property conveyed to Grantor by deeds of record in Book 8587, page 355, Book 8590, page 905, Book 8693, page 680, Book 8793, page 692, and Book 9129, page 97, as corrected in Book 9447, page 675, Register's Office of Davidson County, Tennessee.

All legal descriptions of property described above are the same as those contained in the previous instruments of record.

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