ADDRESS NEW OWNER AS FOLLOWS:	PREPARED BY:	MAP-PARCEL NUMBER:
THE STATE OF TENNESSEE 511 UNION STREET, SUITE 730 NASHVILLE, TN 37243-0299 (TAX EXEMPT)	WELDON B. WHITE, JR. 621 SECOND AVENUE S. SUITE 3F NASHVILLE, TN 37210	MAP 159 PARCEL 195

BOOK 9651 PG 861

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED THIRTY FOUR DOLLARS ($273,434.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE NATURE CONSERVANCY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE CITY OF OAK HILL, DAVIDSON COUNTY, TENNESSEE, AND BEING THE PROPERTY OF THE NATURE CONSERVANCY, AS OF RECORD IN DEED BOOK 9205, PAGE 651, AS OF RECORD AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE NORTH BY THE STATE OF TENNESSEE PROPERTY, AS OF RECORD IN DEED BOOK 5057, PAGE 283, ON THE EAST BY OAK HILL ESTATES, SECTION THREE, AS OF RECORD IN PLAT BOOK 4060, PAGE 4 AND 5, BY THE WEST RIGHT-OF-WAY LINE OF HILLVIEW DRIVE, AND THE SOUTH TERMINUS OF CHERRYWOOD DRIVE, ON THE SOUTH BY BOKOR HEIGHTS, SECTION THREE, AS OF RECORD IN PLAT BOOK 4300, PAGE 62, BY THOMAS LEE COULTER, AS OF RECORD IN DEED BOOK 9012, PAGE 366, AND BY THE STATE OF TENNESSEE PROPERTY, AS OF RECORD IN DEED BOOK 5453, PAGE 485, AND ON THE WEST BY THE STATE OF TENNESSEE PROPERTY, AS OF RECORD IN DEED BOOK 5453, PAGE 485, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY LINE OF HILLVIEW DRIVE AT A CORNER COMMON WITH LOT 67 OAK HILL ESTATES AT STATE PLANE COORDINATES NORTH: 625348.5517, EAST: 1734129.1000; (NAD 83);

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF HILLVIEW DRIVE ALONG A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 01 DEGREES 43 MINUTES 07 SECONDS, THE RADIUS OF WHICH IS 1667.02 FEET, THE CHORD OF WHICH IS SOUTH 09 DEGREES 08 MINUTES 41 SECONDS EAST, 50.00 FEET, ALONG AN ARC LENGTH OF 50.00 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 66 OAK HILL ESTATES;

THENCE WITH LOT 66 SOUTH 80 DEGREES 23 MINUTES 23 SECONDS WEST, 280.22 FEET TO A CONCRETE MONUMENT AT A CORNER COMMON WITH LOT 65 OAK HILL ESTATES;

THENCE WITH LOT 65 SOUTH 58 DEGREES 02 MINUTES 41 SECONDS WEST, 237.43 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 64 OAK HILL ESTATES;

THENCE WITH LOTS 64 & 63 SOUTH 23 DEGREES 43 MINUTES 28 SECONDS WEST, 350.45 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 63 OAK HILL ESTATES;

THENCE WITH LOT 63 SOUTH 55 DEGREES 00 MINUTES 21 SECONDS EAST, 262.42 FEET TO AN IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF CHERRYWOOD DRIVE;

THENCE WITH CHERRYWOOD DRIVE FOR THE FOLLOWING 5 BEARINGS AND DISTANCES:

THENCE SOUTH 33 DEGREES 59 MINUTES 35 SECONDS WEST, 19.55 FEET TO AN IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 41 DEGREES 24 MINUTES 35 SECONDS, THE RADIUS OF WHICH IS 50.00 FEET, THE CHORD OF WHICH IS SOUTH 54 DEGREES 41 MINUTES 52 SECONDS WEST, 35.36 FEET, ALONG AN ARC LENGTH OF 36.14 FEET TO AN IRON ROD;

THENCE ALONG A CURVE TO THE LEFT, THE CENTRAL ANGLE OF WHICH IS 262 DEGREES 49 MINUTES 09 SECONDS, THE RADIUS OF WHICH IS 50.00 FEET, THE CHORD OF WHICH IS SOUTH 56 DEGREES 00 MINUTES 25 SECONDS EAST, 75.00 FEET, ALONG AN ARC LENGTH OF 229.35 FEET TO AN IRON ROD;

THENCE ALONG A CURVE TO THE RIGHT, THE CENTRAL ANGLE OF WHICH IS 41 DEGREES 24 MINUTES 35 SECONDS, THE RADIUS OF WHICH IS 50.00 FEET, THE CHORD OF WHICH IS NORTH 13 DEGREES 17 MINUTES 17 SECONDS EAST, 35.36 FEET, ALONG AN ARC LENGTH OF 36.14 FEET TO AN IRON ROD;

THENCE NORTH 33 DEGREES 59 MINUTES 35 SECONDS EAST, 61.55 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 58 OAK HILL ESTATES;

THENCE WITH LOT 58 SOUTH 56 DEGREES 50 MINUTES 08 SECONDS EAST, 329.44 FEET TO AN IRON ROD IN THE WEST PROPERTY LINE OF LOT 54 OAK HILL ESTATES;

THENCE WITH LOT 54 SOUTH 10 DEGREES 17 MINUTES 44 SEC WEST, 90.28 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 53 OAK HILL ESTATES;

THENCE WITH LOT 53 SOUTH 48 DEGREES 28 MINUTES 59 SECONDS EAST, 167.87 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 52 OAK HILL ESTATES;

THENCE WITH LOTS 52 & 51 SOUTH 22 DEGREES 58 MINUTES 13 SECONDS EAST, 172.13 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOTS 51 AND 50 OAK HILL ESTATES;

THENCE WITH LOT 50 SOUTH 04 DEGREES 06 MINUTES 22 SECONDS WEST, 221.06 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOTS 49 AND 48 OAK HILL ESTATES;

THENCE WITH LOTS 48 & 47 SOUTH 22 DEGREES 55 MINUTES 39 SECONDS WEST, 389.96 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 47 OAK HILL ESTATES IN THE NORTH PROPERTY LINE OF LOT 25 BOKOR HEIGHTS;

THENCE WITH THE NORTH PROPERTY LINE OF LOT 25 NORTH 84 DEGREES 16 MINUTES 31 SECONDS WEST, 257.58 FEET TO A CONCRETE MONUMENT AT A CORNER COMMON WITH THOMAS LEE COULTER;

THENCE WITH THOMAS LEE COULTER NORTH 83 DEGREES 34 MINUTES 18 SECONDS WEST, 295.96 FEET TO AN IRON ROD AT A CORNER COMMON WITH THE STATE OF TENNESSEE PROPERTY;

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THENCE WITH THE STATE OF TENNESSEE PROPERTY NORTH 84 DEGREES 36 MINUTES 33 SECONDS WEST, 520.04 FEET TO AN IRON ROD AT A CORNER COMMON WITH THE STATE OF TENNESSEE PROPERTY;

THENCE WITH THE STATE OF TENNESSEE PROPERTY NORTH 10 DEGREES 01 MINUTES 29 SECONDS EAST, 242.96 FEET TO AN IRON ROD;

THENCE NORTH 08 DEGREES 46 MINUTES 12 SECONDS EAST, 1357.01 FEET TO AN IRON ROD IN THE SOUTH PROPERTY LINE OF THE STATE OF TENNESSEE PROPERTY;

THENCE WITH THE STATE OF TENNESSEE PROPERTY NORTH 62 DEGREES 48 MINUTES 34 SECONDS EAST, 605.38 FEET TO AN IRON ROD AT A CORNER COMMON WITH LOT 67 OAK HILL ESTATES;

THENCE WITH LOT 67 SOUTH 08 DEGREES 18 MINUTES 06 SECONDS EAST, 205.77 FEET TO AN IRON ROD;

THENCE NORTH 81 DEGREES 38 MINUTES 29 SECONDS EAST, 300.05 FEET TO THE POINT OF BEGINNING CONTAINING 1,428,047 SQUARE FEET (32.784 ACRES).

ACCORDING TO A SURVEY BY R. SCOT CHERRY, RLS NO. 1512, REVISED FEBRUARY 21, 1995.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR 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 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 MY HAND THIS 14th DAY OF April, 1995.

THE NATURE CONSERVANCY

BY: _____

ITS: Vice President

BOOK 9651 PG 864

STATE OF North Carolina
COUNTY OF Orange

Before me, Tanya M Brown Notary Public of the state and county mentioned, personally appeared Charles L 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 Vice President of The Nature Conservancy, the within named bargainor, and that he as such Vice President executed the within instrument for the purposes contained therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at office in North Carolina this 14th day of April, 1995.

Tanya M Brown
Notary Public

My Commission Expires: 10/5/98

53783

IDENTIFICATION REFERENCE

95 APR 21 PM 1:58

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

PICK-UP

3537 04/21 2:01 03CHECK 16.00