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 62 and 72

BOOK 9695 PG 629

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION TWO HUNDRED FIVE THOUSAND FOUR HUNDRED DOLLARS ($2,205,400.00) CASH IN HAND PAID[1] BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SALLIE R. HICKS, UNMARRIED, 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, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at a concrete monument on the south margin of Couchville Pike whose Tennessee State Plane Coordinates are NAD-83 (1990), North 638,744.32, East 1,812,959.55, the same point being the northeast corner of the subdivision of George T. Hicks Property of record in Plat Book 5190, Page 783 in the Register's Office for Davidson County, Tennessee, the same being the northeast corner of the land conveyed to Joseph Perry Morgan and wife by deed of record in Book 8590, Page 874, said Register's Office, being also the northwest corner of the tract of land herein conveyed; thence along the south margin of Couchville Pike, south 86 degrees 50 minutes east, 1083.45 feet to an iron pin which is the northwest corner of the land conveyed to Ronnie Ramey by deed from the U.S. Department of Veterans Affairs of record in Deed Book 8002, Page 43, said Register's Office; thence leaving Couchville Pike and following the common line of Ronnie Ramey, of record in Book 8002, Page 43, and the land of Allen Black, of record in Book 8560, Page 853 as follows: south 0 degrees 53 minutes 57 seconds west 494.41 feet to an iron pin; south 51 degrees 23 minutes east, 100 feet to an iron pin; south 71 degrees 25 minutes east, 152 feet to an iron pin; south 59 degrees 45 minutes east, 45 feet to an iron pin; south 64 degrees 25 minutes east, 187.86 feet to an iron pin in the west line of the land of Donald Lowe, of record in Deed Book 7905, Page 833; thence with Lowe's west line south 07 degrees 56 minutes 07 seconds west 351.73 feet to an iron pin, a common corner of the land of Anthony Scott, of record in Book 6518, Page 342; thence with Scott's south line south 82 degrees 21 minutes 50 seconds east, 1021.15 feet to an iron pin in the west line of Artie Adams, of record in Deed Book 3936, Page 835; thence with Adam's west line south 07 degrees 14 minutes 41 seconds west 1377.17 feet to a point in the boundary line of the U.S. Corps of Engineers J. Percy Priest Reservoir, the same being identified as monument number 979 of said U.S. Corps

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(1) of which Sallie R. Hicks received the sum of $714,846.36,

of Engineers boundary, (also known as Long Hunter State Park), with the next eleven calls as follows: north 55 degrees 31 minutes west 539.10 feet to monument number 978-6; south 30 degrees 59 minutes west 950.05 feet to monument number 978-5; north 83 degrees 41 minutes west 663.63 feet to monument number 978-4; south 06 degrees 20 minutes west 561.44 feet to monument number 978-3, north 85 degrees 16 minutes west 393.49 feet to monument number 978-2; north 28 degrees 16 minutes west 338.51 feet to monument number 978-1; north 78 degrees 19 minutes west 610.57 feet to monument number 978; north 82 degrees 58 minutes west 1509.29 feet to monument number 977-4; north 08 degrees 52 minutes east 824.08 feet to monument number 977-3; north 07 degrees 14 minutes east 363.53 feet to monument number 977-2; north 39 degrees 42 minutes east 835.63 feet to monument number 977-1; north 19 degrees 55 minutes west 322.81 feet to monument number 977; thence leaving the lands of U. S. Corps of Engineers and following the southerly line of the lands of Peter Rosato, of record in Deed Book 6280, Page 360, the land of Hubert Hollins of record in Deed Book 6131, Page 442, the land of Frances H. Thomas of record in Deed Book 7045, Page 181 as follows; south 81 degrees 08 minutes east 725.46 feet to an iron pin; south 83 degrees 12 minutes east 228.80 feet to an iron pin; south 87 degrees 05 minutes east 173.01 feet to an iron pin which is the southwest corner of the subdivision of George T. Hicks, of record in Plat Book 5190, Page 783, being also the southwest corner of the land conveyed to Joseph Perry Morgan of record in Deed Book 8590, Page 874; thence along Morgan's south line, south 86 degrees 50 minutes east, 240.33 feet to an iron pin at the southeast corner of the land of Morgan, being also the southeast corner of said George T. Hicks Subdivision; thence with the east line of same, north 03 degrees 10 minutes east 1015.26 feet to the point of beginning, containing 220.54 acres according to a survey by Ernest Medlin, Registered Land Surveyor No. 283, revised May 15, 1995.

Being part of the same property conveyed to George T. Hicks and wife, Sallie R. Hicks, as tenants by the entirety, George T. Hicks having since died, by deeds of record in Deed Book 4326, Page 141, and Deed Book 4353, Page 179, in the Register's Office for Davidson County, Tennessee.

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 I DO COVENANT WITH THE SAID GRANTEE THAT I AM 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 I DO FURTHER

BOOK 9695 PG 631

COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, 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 8TH DAY OF JUNE, 1995.

Sallie R. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Sallie R. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal at office, this 8th day of June, 1995.

Notary Public

My Commission Expires: November 28, 1998

00682257

IDENTIFICATION REFERENCE

95 JUN -8 PM 2:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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