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, PARCEL 150

BOOK 9816 PG 406

WARRANTY DEED

FOR AND IN CONSIDERATION OF TWELVE THOUSAND TWO HUNDRED ELEVEN AND 50/100 DOLLARS ($12,211.50) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT AND SUFFICIENCY OF WHICH ARE 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:

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, Register's Office of Davidson County, Tennessee.

Thence leaving said monument and with the remaining land of Lee Eakes, Book 6183, page 125, 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, according to a survey by Robert Lee Spears, RLS No.126.

Being the same property conveyed to Grantor by deed of record in Book 9469, page 1, said Register's Office.

This property is subject to:

1. Easements granted to TVA Transmission Line of record in Book 2335, page 482, Book 4446, page 427, and Book 5055, page 857, Register's Office for Davidson County, Tennessee.

2. Sewage Soil Absorption Letter of record in Book 6327, page 259, Register's Office for Davidson County, Tennessee.

3. 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.

4. Easement for the flow of any creeks, streams or branches (subject property abuts J. Percy Priest Lake).

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 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,

WARRANTY DEED
The Nature Conservancy

BOOK 9816 PG 407

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. 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 2nd DAY OF October, 1995.

The Nature Conservancy

By: Michael L. Andrews

Its: Acting Regional Director

STATE OF North Carolina
COUNTY OF Orange

Before me, Deborah S. Feldstein of the state and county mentioned, personally appeared Michael L. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Acting Regional Director of The Nature Conservancy, the within named bargainor, a corporation, and that he as such Acting Regional Director executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Acting Regional Director.

WITNESS my hand and seal at office in Chapel Hill, NC this 2nd day of October, 1995.

Deborah S. Feldstein
Notary Public

My Commission Expires: 9/24/97

95 OCT -3 PM 2:41
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE

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8.00

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