Davidson County DEEDWARR
Recvd: 06/04/03 18:45 6pgs
Fees:33.00 Taxes:657.40
20030604-0077112

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DWS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Friends of Radnor Lake P.O. Box 40324 Nashville, Tennessee 37204 Attn.: President	Same	Part of 145-08-24

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, KATHRYN BUMGARDNER CHEEK, individually, KATHRYN BUMGARDNER CHEEK and MELLON BANK, N.A., CO-EXECUTORS OF THE ESTATE OF JOHN H. CHEEK, JR., and MELLON BANK, N.A., TRUSTEE OF THE JOHN H. CHEEK, JR. REVOCABLE TRUST DATED OCTOBER 23, 1999 (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey, unto FRIENDS OF RADNOR LAKE, a Tennessee non-profit corporation ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto.

Being part of the same property conveyed to John H. Cheek, Jr. and wife, Kathryn Bumgardner Cheek, as tenants in common, pursuant to that certain deed of record in book 11410, page 343, Register of Deeds of Davidson County, Tennessee. The said John H. Cheek, Jr. having since died and his interest in the property passed to the Trustee under the Residuary Clause of the Will filed for Probate on March 6, 2002, in the Probate Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever.

GRANTORS covenant and bind themselves and their successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed as of the 2nd day of June 2003.

GRANTORS:

Kathryn Bumgardner Cheek
KATHRYN BUMGARDNER CHEEK

Kathryn Bumgardner Cheek
KATHRYN BUMGARDNER CHEEK, CO-EXECUTOR

MELLON BANK, N.A., CO-EXECUTOR

By: Edwin H. Rouh, Jr.
Name: Edwin H. Rouh, Jr.
Title: Vice President

MELLON BANK, N.A., TRUSTEE OF THE JOHN H. CHEEK, JR. REVOCABLE TRUST DATED OCTOBER 23, 1999

By: Edwin H. Rouh, Jr.
Name: Edwin H. Rouh, Jr.
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Kathryn Bumgardner Cheek, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2003.

Pat McClendon
Notary Public

My Commission Expires: Sept 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Kathryn Bumgardner Cheek, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained and that she is a Co-Executor of The Estate of John H. Cheek, Jr. and is authorized by the Estate to execute the within instrument on behalf of said Estate.

WITNESS my hand, at office, this 2nd day of June, 2003.

Pat McClendon
Notary Public

My Commission Expires: Sept 30, 2006

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public, Edwin H. Rauch Jr. with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and that he is the A VICE PRESIDENT of Mellon Bank, N.A., a Co-Executor of the Estate of John H. Cheek, Jr. and is authorized by said Bank to execute the within instrument on behalf of said Bank, which is authorized by said Estate to execute the within instrument on behalf of said Estate.

WITNESS my hand, at office, this 2ND day of June, 2003.

Wendy E. Smith
Notary Public

My Commission Expires: 2/17/2004

Notarial Seal
Wendy E. Smith, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Feb. 17, 2004
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public, Edwin H. Rouh, Jr. with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained and that he is the A VICE PRESIDENT of Mellon Bank, N.A., Trustee of the John H. Cheek, Jr. Revocable Trust Dated October 23, 1999 and is authorized by said Bank to execute the within instrument on behalf of said Bank, which is authorized by said Trust to execute the within instrument on behalf of said Trust.

WITNESS my hand, at office, this 2nd day of June, 2003.

Wendy E. Smith
Notary Public

Notarial Seal
Wendy E. Smith, Notary Public
Philadelphia, Philadelphia County
My Commission Expires Feb. 17, 2004
Member, Pennsylvania Association of Notaries

My Commission Expires: 2/17/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $177,677.00.

Affiant Jeffrey R. Kenj

Subscribed and sworn to before me, this 2nd day of June, 2003.

Notary Public

My Commission Expires: 7-24-04

EXHIBIT A
[Property Description]

Property located in the 33rd Councilmanic District within the City of Oak Hill, Davidson County, Tennessee, being a portion of Tract One of Lealand Manor Sixth Addition, Also being part of Parcel 24 on Davidson County Property Map 145-08 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 27, 2001 as follows:

Beginning at an iron rod (old) on the northerly boundary of Lot 37 on the final plat of Lakeview Manor as of record in Plat Book 2133, page 39, R.O.D.C., TN., being the southwest corner of the property conveyed to Friends of Radnor Lake as recorded in Instrument No. 200202020000613, R.O.D.C., TN and being the southeast corner of the herein described tract; thence, following the northerly boundary of Lakeview Manor south 61 degrees 41 minutes 42 seconds west 31.35 feet to an iron rod (new); thence, with a curve to the right having a central angle of 15 degrees 07 minutes 07 seconds, a radius of 275.00 feet, an arc length of 72.56 feet and a chord bearing and length of south 69 degrees 10 minutes 24 seconds west 72.35 feet to a concrete monument (old); thence, south 76 degrees 52 minutes 05 seconds west 247.56 feet to a concrete monument (old); thence, with a curve to the left having a central angle of 16 degrees 14 minutes 15 seconds, a radius of 325.00 feet, an arc length of 92.10 feet and a chord bearing and length of south 68 degrees 43 minutes 24 seconds west 91.80 feet to a concrete monument (old); thence, south 60 degrees 39 minutes 41 seconds west 216.30 feet to an iron rod (new); thence, with a curve to the right having a central angle of 23 degrees 30 minutes 28 seconds, a radius of 275.00 feet, an arc length of 112.83 feet and a chord bearing and length of south 72 degrees 20 minutes 47 seconds west 112.04 feet to a concrete monument (old); thence, south 84 degrees 09 minutes 34 seconds west 105.57 feet to a concrete monument (old); thence, with a curve to the right having a central angle of 12 degrees 09 minutes 12 seconds, a radius of 275.00 feet, an arc length of 58.33 feet and a chord bearing and length of north 89 degrees 55 minutes 29 seconds west 58.22 feet to a concrete monument (old); thence, north 83 degrees 39 minutes 01 seconds west 135.84 feet to a concrete monument (old); thence, with a curve to the right having a central angle of 10 degrees 56 minutes 23 seconds, a radius of 275.00 feet, an arc length of 52.51 feet and a chord bearing and length of north 78 degrees 06 minutes 48 seconds west 52.43 feet to a concrete monument (old); thence, north 72 degrees 41 minutes 41 seconds west 197.57 feet to a concrete monument (old) at the common corner between Lots 45 and 46 on the final plat of Lakeview Manor as of record in Plat Book 2133, page 40, R.O.D.C., TN; thence, following the easterly boundary of Lakeview Manor north 10 degrees 47 minutes 36 seconds west 193.09 feet to a concrete monument (old); thence, north 01 degrees 47 minutes 26 seconds west 192.91 feet to a concrete monument (old); thence, north 33 degrees 56 minutes 46 seconds east 63.41 feet to a concrete monument (old); thence, north 38 degrees 15 minutes 09 seconds east 153.69 feet to an iron rod (new) at the most easterly corner of Lot 47 of the aforementioned Lakeview Manor, being the southwest corner of the property conveyed to Marianne W. Bingham as of record in Deed Book 7878, page 18, R.O.D.C., TN; thence, following the easterly boundary of Bingham north 51 degrees 16 minutes 53 seconds east 466.68 feet to a concrete monument (old); thence, north 37 degrees 21 minutes 49 seconds east 174.96 feet to a concrete monument (old); thence, north 32 degrees 52 minutes 27 seconds east 133.35 feet to a concrete monument (old), being the northwest corner of the aforementioned Friends of Radnor Lake property; thence, leaving said Bingham property and following the westerly boundary of Friends of Radnor Lake property south 34 degrees 40 minutes 16 seconds east 1097.43 feet to the point of beginning.

Containing 871,200 square feet or 20.00 acres.

EXHIBIT B

[Permitted Encumbrances]

1) All matters of record including but not limited to the following:

   a) Greenbelt Application of record in Book 9343, page 403, Davidson County Register's Office.

   b) Restrictive covenants and obligations agreed to in an instrument filed for record in Book 1807, page 457, Davidson County Register's Office.

2) All matters disclosed on that certain Boundary Survey of a Portion of the John H. Cheek, Jr. Property, prepared by Wamble & Associates, PLLC, dated December 21, 2001.