STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $1,500,000.00

William E. Kantz Jr.
Affiant

Subscribed and sworn to before me,
this 14th day of May, 2004.

Notary Public

My commission expires

NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/18/04 11:45 4pgs
Fees:23.00 Taxes:5550.00

20040518-0058045

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Friends of the Warner Parks, Inc.		**Part of 143-20**
50 Vaughn Gap Road ~~4301 Hillsboro Road~~	Same	
37221 **Nashville, Tennessee** ~~37215~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

William E. Kantz Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Friends Of The Warner Parks, Inc.

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The property set forth on the attached Exhibit A.
Grantor retains an easement for ingress, egress, and utilities, as set forth on the attached Exhibit D.

Being part of the same property conveyed to William E. Kantz, Jr., by Warranty Deed, from Hershel Eaton and wife, Edna Eaton, of Record in Book 10072, page 406, re-recorded in Book 10216, page 973 and Book 10324, page 693, Dated June 3, 1996, Register's Office for Davidson County, Tennessee.

This conveyance is made upon the condition that the property herewith conveyed shall be used solely by Grantee, or its successors or assigns, for public recreation purposes or other public purposes to benefit the citizens of the community in which the property is located. If this condition should not be complied with, or should there be any development for private and not public use, then Grantor or his legal representative may reenter and repossess the property herewith conveyed and the property will revert to the Seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements and Right of Way described in Warranty Deed, of record in Book 10216, Page 973 & Book 10324, page 693, Register's Office for DAVIDSON County, Tennessee.
Letter from CSX to William E. Kantz, Jr., of record in Book 10204, page 723, Register's Office for Davidson County, Tennessee.
Easement for Water Mains to Metropolitan Government , of Record in Book 7569, page 395, Register's Office for Davidson County, Tennessee.
Right of Way Easement for Ingress and Egress to Nashville Chattanooga and St. Louis Railway, of Record in Book 1542, page 497 & Book 1579, page 275, Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.
Rights or claims of parties in possession not shown by the public records.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 7216 Highway 100, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES, their heirs 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/our hand(s) this 14th day of May, 2004.

William E. Kantz Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William E. Kantz Jr., the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2004.

Notary Public

My Commission Expires

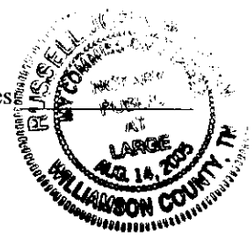


EXHIBIT A

Property Description.

Land Lying in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to William E. Kantz, JR., of record in Deed Book 10324, Page 693 in the Register's Office for said County; hereinafter referred to as Tract 1 and being more particularly described as follows:

Beginning at an existing iron pin in the northerly right of way of the CSX Transportation Railroad, said pin being the southwest corner of the herein described tract;

Thence, along or near the easterly line of H.G. Hill, of record in Deed Book 2480, Page 247, R.O.D.C., North 03°37'28" East, a distance of 2354.73 feet to an iron pin set at the northwest corner of this tract and the southwest corner of Tract 3;

Thence, along a new line of severance of the Kantz property South 85°03'32" East, a distance of 393.34 feet to an iron pin set at the north east corner of this tract, also being the southeast corner of Tract 3;

Thence, along or near the westerly lines of Patricia Greer, of record in Deed Book 9123, Page 641, R.O.D.C., and John G. Vanns, et ux, of record in Deed Book 4043, Page 20, R.O.D.C., South 06°30'24" West, a distance of 1539.11 feet to an iron pin set at the southwest corner of Tract 2;

Thence, South 77°14'36" East, a distance of 485.42 feet to an iron in set in the northerly right of way of the CSX Transportation right of way;

Thence, with said right of way along a curve concave to the northwest, having a radius of 2789.93 feet, and a central angle of 22°19'43"; an arc distance of 1087.26 feet the Point of Beginning. Containing 918,450 square feet or 21.08 acres, more or less.

EXHIBIT D

Easement Description.

Beginning at a point in the northerly right of way of the CSX Transportation Railroad, said point lying North 58°44'15" East a distance of 334.59 feet from the southwest corner of Tract 1 of the Kantz Property;
Thence, North 38°47'47" West, a distance of 55.86 feet;
Thence, North 06°30'24" East, a distance of 2118.28 feet;
Thence, South 83°29'40" East, a distance of 50.00 feet;
Thence, South 06°30'24" West, a distance of 2097.41 feet;
Thence, South 38°47'47" East, a distance of 38.13 feet;
Thence, South 54°47'07" West, a distance of 50.10 feet
to the Point of Beginning. Containing 107,740 square feet or 2.47 acres, more or less.