Davidson County DEEDQC
Recvd: 05/18/04 11:45 5pgs
Fees:27.00 Taxes:0.00

20040518-0058046

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00

William E. Kantz Jr.
Affiant

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

Notary Public

Commission Expires: _____

This instrument prepared by:

Russell J. McCann
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Friends Of The Warner Parks, Inc.	Same	part of 143-00-020.00
~~4301 Hillsboro Road~~ 50 Vaughn Gap Rd		
Nashville, TN. ~~37215~~ 37221		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that William E. Kantz, Jr., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has devised, bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim unto the Friends Of The Warner Parks, Inc, a Tennessee not-for-profit corporation, its successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> The property set forth on the attached Exhibits B and C, being 10.02 acres total. In addition, Grantor conveys 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 Herschel Eaton and wife, Edna Eaton, of record in Book 10072, page 406, and rerecorded in Book 10216, page 973, and again in Book 10324, page 693, 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 and 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 instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises, and this conveyance is made without warranty.

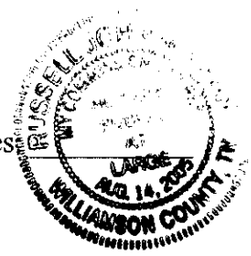
WITNESS my hand this 14th day of May, 2004.

William E. Kantz Jr.
William E. Kantz. Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William E. Kantz, Jr., with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes contained therein.

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



Notary Public

My Commission Expires:

EXHIBIT B

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 2, and being more particularly described as follows:

Beginning at an iron pin set in the northerly right of way of the CSX Transportation Railroad at the southwest corner of the herein described tract, said pin lying North 51°00'39" East a distance of 1080.39 feet from an existing iron pin at the southwest corner of Tract 1;

Thence, along the northerly line of Tract 1, North 77°14'36" West, a distance of 485.42 feet to an iron pin set;

Thence, North 06°30'24" East, a distance of 387.24 feet to an iron pin set;

Thence, along or near the southerly line of John G. Vanns, et ux, of record in Deed Book 4043, page 20, R.O.D.C., South 77°14'36" East, a distance of 528.00 feet to an existing iron pin;

Thence, continuing along or near the line Vanns South 30°58'59" East, a distance of 169.49 feet to an existing iron pin in the northerly right of way of the CSX Transportation right of way, said pin being the northeast corner of the herein described tract;

Thence, with said right of way along a curve concave to the northwest, said curve having a radius of 2789.93 feet, and a central angle of 5°54'34"; for an arc distance of 287.75 feet to the point of beginning,

Containing 218,340 square feet or 5.01 ACRES, more or less.

EXHIBIT C

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 3 and being more particularly described as follows:

Commencing at an existing iron pin in the northerly right of way of the CSX Transportation Railroad at the southwest corner of Tract 1, thence North 03°37'28" East a distance of 2354.73 feet to an iron pin set, said pin being the northwest corner of Tract 1 and the Point of Beginning 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 536.71 feet to an existing iron pin at the northwest corner of the herein described tract;

Thence, along or near the southerly line of H.G. Hill, of record in Deed Book 888, page 315, R.O.D.C., South 85°02'20" East, a distance of 420.33 feet to an existing iron pin at the northeast corner of the herein described tract;

Thence, along or near the westerly lines of Paul Goodwin, of record in Deed Book 9915, page 246, R.O.D.C. and Patricia Greer, of record in Deed Book 9123, page 641, R.O.D.C., South 06°30'24" West, a distance of 536.62 feet to an iron pin set at the southeast corner of the herein described tract;

Thence, along the northerly line of Tract 1 North 85°03'32" West, a distance of 393.34 feet to the Point of Beginning. Containing 218,263 square feet or 5.01 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.