Davidson County DEEDWARR
Recvd: 06/03/05 11:16 3 pgs
Fees:18.00 Taxes:1295.00
20050603-0063302

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050495

STATE OF Tennessee
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$350,000.00**

Affiant's Agent

Subscribed and sworn to before me, this **26th day of May, 2005.**

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Notary Public
My commission expires: May 23, 2006

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Friends of The Warner Parks, Inc. 50 Vaughn Road NASHVILLE, Tennessee 37221	Friends of The Warner Parks, Inc. 50 Vaughn Road NASHVILLE, Tennessee 37221	P/O 143-00-0 019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Patricia Marie Owens Greer, an unremarried widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Friends of The Warner Parks, Inc.,** hereinafter called the Grantee, it's successors and assigns, certain tracts or.parcels of land in **DAVIDSON County, Tennessee,** on Exhibit A attached herewith and made a part thereof, together with those certain easements for ingress and egress thereto which are also described on Exhibit A:

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, applicable to this property including but not limited to:

1. Taxes for the current year which have prorated and assumed by the grantees herein.
2. Rollback tax of Greenbelt Assessment if divided or record in Book 9275, page 423, said Register's Office.
3. Easement to Metro for water mains of record in Book 6335, page 786, said Register's Office.
6. Lease to Patricia Marie Owens Greer, of even date herewith.

TO HAVE AND TO HOLD the said land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

In witness, whereof, I, Patricia Marie Owens Greer, sign this Warranty Deed on this the 26th day of May, 2005.

Patricia Marie Owens Greer
Patricia Marie Owens Greer

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Marie Owens Greer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of May, 2005.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires May 23, 2006

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Exhibit "A"

TRACT 1

10 ACRE PROPERTY DESCRIPTION

Beginning at an iron pin set (IPS) at the southwesterly corner of Paul Goodwin, as recorded in Deed Book 4915, Page 246, R.O.D.C.; thence with Goodwin's southerly line, S 87° 39' 23" E, 331.05 feet to an IPS at the northwesterly corner of Barbara Miller, as recorded in Deed Book 9010, Page 516, R.O.D.C.; thence with Miller's westerly line, S 03° 31' 35" W, 693.75 feet to an iron pin set (IPS) at the southwesterly corner of Barbara Miller; thence with Miller's southerly line, the following calls: S 76° 20' 44" E, 214.69 feet to an IPS; N 70° 49' 11" E, 279.45 feet to a fence corner at the westerly corner of Paul McRedmond, as recorded in Deed Book 20040217, Page 17876; thence with a new line, severing the property of Patricia Greer, as recorded in Deed Book 9123, Page 641, R.O.D.C., the following calls: S 33° 20' 54" W, 393.41 feet to an IPS; N 76° 38' 04" W, 106.24 feet to an IPS; S 76° 18' 29" W, 512.80 feet to an iron pin found (IPF) at the northwesterly corner of John Vanns, as recorded in Deed Book 4043, Page 20, R.O.D.C.; thence with the easterly line of Friends of the Warner Parks Incorporated, as recorded in Deed Book 20040518, Page 58045, R.O.D.C.; N 03° 00' 10" E, 1091.79 feet to the point of beginning. Containing 10.00 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on this 25th day of May, 2005.

TRACT 2

1.64 ACRE PROPERTY DESCRIPTION

Beginning at an iron pin set (IPS) at the southerly corner of Beulah Binkley, as recorded in Deed Book 3000, Page 269, R.O.D.C.; said pin being on the westerly margin of the Louisville-Nashville Railroad; thence with a new line, severing the lands of Patricia Greer, as recorded in Deed Book 9123, Page 641, R.O.D.C., the following calls; S 88° 11' 36" W, 369.49 feet to an IPS; N 33° 20' 54" E, 393.41 feet to a fence corner at the westerly corner of Paul McRedmond, as recorded in Deed Book 20040217, Page 17876; thence with McRedmond's southerly line, S 56° 07' 17" E, 137.10 feet to a fence corner at the westerly corner of said Binkley; thence with Binkley's westerly line, S 09° 15' 31" E, 243.73 feet to the point of beginning. Containing 1.64 acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on this 25th day of May, 2005.

25 FEET WIDE INGRESS/EGRESS EASEMENT

SERVING TRACT 2

Beginning at an iron pin set (IPS) at the southerly corner of Beulah Binkley, as recorded in Deed Book 3000, Page 269, R.O.D.C.; said pin being on the westerly margin of the Louisville-Nashville Railroad; thence with said railroad, S 26° 17' 48" W, 42.99 feet to a point; thence N 09° 15' 31" W, 38.25 feet to a point; thence, N 88° 11' 36" E, 25.21 feet to the point of beginning. As surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on this 25th day of May, 2005.

DESCRIPTION OF CENTERLINE OF

25 FEET WIDE INGRESS/EGRESS EASEMENT

Commencing at an iron pin found (IPF) at the southeasterly corner of Patricia Greer as recorded in Deed Book 9123, Page 641, R.O.D.C.; thence with the westerly margin of the Louisville-Nashville Railroad Company, N 26° 04' 39" E, 242.00 feet to the point of beginning of the herein described easement; thence with said centerline the following calls; N 71° 28' 57" W, 138.79 feet to a point; N 80° 02' 57" W, 60.48 feet to a point; S 69° 09' 37" W, 47.23 feet to a point; S 88° 41' 59" W, 57.43 feet to a point; N 68° 43' 18" W, 29.30 feet to a point; N 52° 26' 05" W, 54.01 feet to a point; N 65° 45' 05" W, 41.70 feet to a point; N 77° 09' 05" W, 32.55 feet to a point; N 88° 34' 17" W, 100.23 feet to a point; S 60° 59' 18" W, 67.87 feet to a point; S 70° 08' 22" W, 73.65 feet to a point; S 80° 28' 31" W, 68.90 feet to a point; S 86° 33' 51" W, 31.80 feet to a point; N 70° 54' 08" W, 57.76 feet to a point; N 53° 51' 08" W, 35.21 feet to a point in the southerly line of Tract 1, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on this 25th day of May, 2005.

Being a portion of the same property conveyed to Patricia Marie Owens Greer by Affidavit of Heirship dated July 4, 1993 and filed for record on October 22,1993 in Book 9123, Page 641, Register's Office for Davidson County.