Davidson County DEEDWARR
Recvd: 09/26/05 08:35 5 pgs
Fees:28.00 Taxes:1480.00
20050926-0114808

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, and KATHRYN BUMGARDNER CHEEK and MELLON TRUST OF DELAWARE, N.A., AS CO-TRUSTEES OF THE JOHN H. CHEEK, JR. REVOCABLE TRUST DATED OCTOBER 23, 1989 (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. The interest of John H. Cheek, Jr. now being vested in Kathryn Bumgardner Cheek and Mellon Trust of Delaware, N.A., As co-trustees of The John H. Cheek, Jr. Revocable Trust dated October 23, 1989, as to a ½ undivided interest, by deed of record as instrument No. 20050802-0090493, Register of Deeds of 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 21st day of September, 2005.

GRANTORS:

Kathryn Bumgardner Cheek
KATHRYN BUMGARDNER CHEEK

Kathryn Bumgardner Cheek
KATHRYN BUMGARDNER CHEEK, CO-TRUSTEE OF THE JOHN H. CHEEK, JR. REVOCABLE TRUST DATED OCTOBER 23, 1989

MELLON TRUST OF DELAWARE, N.A., CO-TRUSTEE OF THE JOHN H. CHEEK, JR. REVOCABLE TRUST DATED OCTOBER 23, 1989

Attest: Patricia W. Hendrix

By: Janet M. Voltz
Name: Janet M. Voltz, VP
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $ 400,000.00.

Ann Dobson Tidwell
Affiant

Subscribed and sworn to before me, this 21st day of September, 2005.

Pat McClendon
Notary Public

My Commission Expires: Sept 30, 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. 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.

WITNESS my hand, at office, this 21/25 day of Sept., 2005.

Pat McClendon
Notary Public

My Commission Expires: Sept 30 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
My Comm. Exp. 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-Trustee of The John H. Cheek, Jr. Revocable Trust dated October 23, 1989 and is authorized to execute the within instrument on behalf of said Trust.

WITNESS my hand, at office, this 21st day of Sept., 2005.

Pat McClendon
Notary Public

My Commission Expires: Sept 30 2006

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN
My Comm. Exp. Sept. 30, 2006

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Personally appeared before me, the undersigned, a Notary Public, Janet M. Voltz, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained and that she is the Vice President of Mellon Trust of Delaware, N.A., a Co-Trustee of the John H. Cheek, Jr. Revocable Trust Dated October 23, 1989 and is authorized by Mellon Trust of Delaware, N.A. to execute the within instrument on behalf of said trust, which is authorized to execute the within instrument on behalf of The John Cheek, Jr. Revocable Trust Dated October 23, 1989.

WITNESS my hand, at office, this 20 day of September, 2005.

Notary Public

My Commission Expires: 4/7/2007

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Theresa Oglesby, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Apr. 7, 2007
Member, Pennsylvania Association of Notaries

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 FEBRUARY 19, 2002 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY BOUNDARY OF THE MARIANNE W. BINGHAM PROPERTY AS OF RECORD IN DEED BOOK 7878, PAGE 18, R.O.D.C., TN., BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE FRIENDS OF RADNOR LAKE AS OF RECORD IN INSTRUMENT NO. 200201010000613, R.O.D.C., TN.; THENCE, FOLLOWING THE EASTERLY BOUNDARY OF SAID BINGHAM PROPERTY NORTH 15 DEGREES 29 MINUTES 41 SECONDS EAST 304.91 FEET TO AN IRON ROD (NEW); THENCE, NORTH 35 DEGREES 24 MINUTES 27 SECONDS WEST, 82.19 FEET TO A CONCRETE MONUMENT (OLD), BEING THE SOUTHWEST CORNER OF LOT 3 ON THE FINAL PLAT OF J.L. PERRY SUBDIVISION AS OF RECORD IN PLAT BOOK 2133, PAGE 126, R.O.D.C., TN.; THENCE FOLLOWING THE SOUTHERLY BOUNDARY OF LOT 3 AND CONTINUING WITH LOT 4 ON SAID J.L. PERRY SUBDIVISION NORTH 41 DEGREES 02 MINUTES 08 SECONDS EAST 553.09 FEET TO A CONCRETE MONUMENT (OLD) AT THE COMMON CORNER OF LOT 4 AND LOT 5 OF SAID J.L. PERRY SUBDIVISION; THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 5 AND CONTINUING WITH THE SOUTHERLY BOUNDARY OF LOT 6 SOUTH 83 DEGREES 58 MINUTES 43 SECONDS EAST 343.48 FEET TO A CONCRETE MONUMENT (OLD); THENCE, SOUTH 74 DEGREES 02 MINUTES 33 SECONDS EAST 118.41 FEET TO A CONCRETE MONUMENT (OLD); THENCE, FOLLOWING THE REMAINDER OF SAID LOT 6 AND CONTINUING WITH THE SOUTHERLY BOUNDARY OF THE BRUCE D. SULLIVAN, ET UX PROPERTY AS OF RECORD IN DEED BOOK 6160, PAGE 812, R.O.D.C., TN., AND THE SOUTHERLY BOUNDARY OF MICHEAL D. AND PATRICIA P. CARLSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20011022-0115043, R.O.D.C., TN., SOUTH 51 DEGREES 45 MINUTES 42 SECONDS EAST 287.97 FEET TO AN IRON ROD (NEW); THENCE, FOLLOWING THE REMAINDER OF THE SOUTHERLY BOUNDARY OF SAID CARLSON PROPERTY AND CONTINUING WITH THE SOUTHERLY BOUNDARY OF THE KURT V. BERGER, ET UX PROPERTY AS OF RECORD IN DEED BOOK 9797, PAGE 794, R.O.D.C., TN., SOUTH 60 DEGREES 45 MINUTES 05 SECONDS EAST 141.51 FEET TO AN IRON ROD (NEW); THENCE, LEAVING SAID BERGER PROPERTY WITH A NEW LINE SOUTH 62 DEGREES 46 MINUTES 18 SECONDS WEST 274.84 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 31 DEGREES 56 MINUTES 09 SECONDS WEST 218.69 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 08 DEGREES 45 MINUTES 48 SECONDS EAST 121.51 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 24 DEGREES 46 MINUTES 22 SECONDS EAST 159.75 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 15 DEGREES 46 MINUTES 20 SECONDS EAST 99.03 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 13 DEGREES 54 MINUTES 07 SECONDS WEST 58.30 FEET TO AN IRON ROD (NEW); THENCE, SOUTH 26 DEGREES 31 MINUTES 11 SECONDS WEST 264.24 FEET TO AN IRON ROD (OLD) ON THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED FRIENDS OF RADNOR LAKE PROPERTY; THENCE, FOLLOWING THE NORTHERLY BOUNDARY OF SAID FRIENDS OF RADNOR LAKE PROPERTY NORTH 58 DEGREES 33 MINUTES 35 SECONDS WEST 963.86 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 Don Corlew, Wamble & Associates, PLLC, dated February 19, 2002, Job No. 482-0101.