GENERAL WARRANTY DEED

TO: Metropolitan Government of Nashville and Davidson County

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

FROM: Raymond M. Pegram and wife, Mary E. Pegram

Davidson County DEEDWARR
Recvd: 05/26/06 08:08 6 pgs
Fees:32.00 Taxes:0.00
20060526-0061881

Address New Owner(s) as Follows:

Metropolitan Government of Nashville
and Davidson County
222 3rd Avenue N., Ste 701
Nashville, TN 37201

Map/Parcel Numbers

Map 70, Parcel 4
Map 70, Parcel 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $50,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 25th day of May, 2006.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Traci Henry
Notary Public

My Commission Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond M. Pegram and wife, Mary E. Pegram** (hereinafter collectively, called the "Seller"), has bargained and sold, and by these presents do transfer and convey unto **Metropolitan Government of Nashville and Davidson County** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Sellers' right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple. Said real property is conveyed subject to 2006 Davidson County taxes and all matters of public record.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 25th day of May, 2006.

SELLER:

Raymond M. Pegram
Raymond M. Pegram

Mary E. Pegram
Mary E. Pegram

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond M. Pegram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of May , 2006.

Traci Henry
Notary Public

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary E. Pegram, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of May , 2006.

Traci Henry
Notary Public

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

My Commission Expires:

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE EAST BY THE METRO GOVERNMENT - RICHARD W. HARTMAN PARK PROPERTY, AS OF RECORD IN DEED BOOK 401, PAGE 565, R.O.D.C., TN, BOUNDED ON THE SOUTH BY THE DANNY LEE & PATTY HUMPHREY PROPERTY AND THE HUBERT E. NANCY J. LYLE PROPERTY, AS OF RECORD IN DEED BOOK 10468, PAGE 69, R.O.D.C. TN, AND BOUNDED ON THE NORTH BY THE CENTERLINE OF WHITES CREEK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WHITES CREEK, SAID POINT BEING THE NORTHWEST CORNER OF THE METRO GOVERNMENT, RICHARD W. HARTMAN PARK PROPERTY, AS OF RECORD IN DEED BOOK 401, PAGE 565-R.O.D.C., TN;

THENCE, A COMMON LINE WITH THE METRO GOVERNMENT, RICHARD W. HARTMAN PARK PROPERTY, AS OF RECORD IN DEED BOOK 401, PAGE 565-R.O.D.C., TN, SOUTH 27 DEGREES 11 MINUTES 37 SECONDS EAST, 474.00 FEET TO AN IRON PINT SET IN A STUMP;

THENCE, A COMMON LINE WITH THE DANNY LEE & PATTY HUMPHREY PROPERTY, SOUTH 87 DEGREES 08 MINUTES 23 SECONDS WEST, 3 72.10 FEET TO AN IRON PIN SET;

THENCE, SOUTH 69 DEGREES 13 MINUTES 23 SECONDS WEST, 49.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 03 DEGREES 24 MINUTES 14 SECONDS WEST, 323.83 FEET TO AN EXISTING AXLE ROD;

THENCE, A COMMON LINE WITH THE HUBERT E. & NANCY J. LYLE PROPERTY, AS OF RECORD IN DEED BOOK 10468, PAGE 69, R.O.D.C., TN, NORTH 83 DEGREES 30 MINUTES 01 SECONDS WEST, PASSING AN EXISTING IRON PIN AT 73.25 FEET FROM THE CENTERLINE OF WHITES CREEK, A TOTAL DISTANCE OF 852.05 FEET TO A POINT IN THE CENTERLINE OF WHITES CREEK;

THENCE, WITH THE CENTERLINE OF WHITES CREEK THE FOLLOWING CALLS:
NORTH 58 DEGREES 14 MINUTES 39 SECONDS EAST, 658.61 FEET; NORTH 57 DEGREES 43 MINUTES 26 SECONDS EAST, 522.46 FEET; NORTH 47 DEGREES 50 MINUTES 34 SECONDS EAST, 87.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 391,457 SQUARE FEET OR 8.90 ACRES, MORE OR LESS.

Legal description prepared by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, Project No. 06-1104b

Being the same property conveyed to Raymond M. Pegram and wife, Mary E. Pegram by deed of record in Book 7446, page 801, Register's Office for Davidson County, Tennessee.

PARCEL 2:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WEST HAMILTON ROAD, BOUNDED ON THE EAST BY THE ARDIE TRICE, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7692, PAGE 960, R.O.D.C, TN, BOUNDED ON THE SOUTH BY THE CENTERLINE OF WHITES CREEK AND THE METRO GOVERNMENT -RICHARD W. HARTMAN PARK PROPERTY, AS OF RECORD IN DEED BOOK 401, PAGE 565, RO.D.C., TN, BOUNDED ON THE WEST BY THE THOMAS G. WILLIAMS PROPERTY, AS OF RECORD INDEED BOOK 9496, PAGE 583-RO.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WEST HAMILTON ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE THOMAS G. WILLIAMS PROPERTY, AS OF RECORD IN DEED BOOK 9496, PAGE 583, R.O.D.C., TN;

THENCE, WITH THE SOUTHERLY MARGIN OF WEST HAMILTON ROAD, NORTH 50 DEGREES 46 MINUTES 14 SECONDS EAST, 50.80 FEET;

THENCE, A COMMON LINE WITH THE ARDIE TRICE, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7692, PAGE 960, R.O.D.C, TN, SOUTH 28 DEGREES 59 MINUTES 49 SECONDS EAST, 793.54 FEET TO THE CENTERLINE OF WHITES CREEK;

THENCE, WITH THE CENTERLINE OF WHITES CREEK AND A COMMON LINE WITH THE METRO GOVERNMENT, RICHARD W. HARTMAN PARK PROPERTY, AS OF RECORD IN DEED BOOK 401, PAGE 565, R.O.D.C., TN, SOUTH 43 DEGREES 47 MINUTES 11 SECONDS WEST, 52.34 FEET;

THENCE, A COMMON LINE WITH THE THOMAS G. WILLIAMS PROPERTY, AS OF RECORD IN DEED BOOK 9496, PAGE 583-R.O.D.C., TN, NORTH 28 DEGREES 59 MINUTES 49 SECONDS WEST, 800.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,835 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.

Legal description prepared by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, Project No. 06-1104b

Being the same property conveyed to Raymond M. Pegram and wife, Mary E. Pegram by deed of record in Book 7446, page 801, Register's Office for Davidson County, Tennessee.

NOTICE OF LIMITATION OF USE

FOR RTP:

If the public property identified in the attached general warranty deed has been acquired or developed with federal Transportation Equity Act of the 21st Century (TEA-21) Recreation Trails Program (RTP) assistance through FHWA. In accordance with this act, the state may decide to protect this project under 6(f)(3) of the Land and Water Conservation Fund Act of 1965, as amended, 16 U.S.C. 4601-5 et seq. (1970 ed.). Pursuant to a requirement of that law, this property may not be converted to other than public outdoor recreation uses (whether by transfer, sale, or in any other manner) without the express written approval of the Secretary of the Interior. By law, the Secretary shall approve such conversion only if he finds it to be in accord with the existing comprehensive statewide outdoor recreation plan and only upon such conditions as he or she deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonable equivalent usefulness and location. If a project is located on private lands that may include an easement or lease, the state requires a ten-year minimum commitment for public use.

FOR LPRF:

The property identified in the attached general warranty deed has been acquired or developed with state financial assistance provided by the Local Parks and Recreation Fund (LPRF) pursuant to TCA 67-4-409. This property may not be converted to other than public recreation uses (whether by transfer or any other means) without the express written approval of the Commissioner of the Tennessee Department of Environment and Conservation, the Commissioner of the Department of Agriculture, and the Executive Director of the Tennessee Wildlife Resources Agency.

FOR NRTF:

The property identified in the attached general warranty deed has been acquired or developed with state financial assistance provided by the Natural Resources Trust Fund (NRTF) pursuant to TCA 11-14-304. This property may not be converted to other than public recreation uses (whether by transfer or any other means) without the express written approval of the Commissioner of the Tennessee Department of Environment and Conservation.

(continued on reverse)

FOR LWCF:

The property identified in the attached general warranty deed has been acquired or developed with federal financial assistance provided by the National Park Service of the Department of the Interior in accordance with the Land and Water Conservation Fund Act of 1965, as amended, 16 U.S.C. 4601-5 et seq. (1970 ed.). Pursuant to a requirement of that law, this property may not be converted to other than public outdoor recreation uses (whether by transfer, sale, or in any other manner) without the express written approval of the Secretary of the Interior. By law, the Secretary shall approve such conversion only if he finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as he or she deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonable equivalent usefulness and location.

Ken Maynard

Authorized Signature

Ken Maynard, Director of Public Property
Printed Name and Title

Metropolitan Government of Nashville and Davidson County
Applicant

222 – 3rd Avenue North, Suite 701, Nashville, TN 37201
Address

(615) 862-4777
Phone Number

May 22, 2005
Date