Davidson County DEEDWARR
Recvd: 12/28/06 14:38 4 pgs
Fees:23.00 Taxes:555.00
20061228-0160293

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Opryland Attractions, Inc. One Gaylord Drive Nashville, Tennessee 37214	62-13-133	Gaylord Entertainment Company Attn: Corporate Tax Department 2806 Opryland Drive Nashville, Tennessee 37214
This instrument prepared by: Waller Lansden Dortch & Davis, LLP (RRC) 511 Union Street, Suite 2700 Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARGARET LOUISE (SEAT) MANN** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **OPRYLAND ATTRACTIONS, INC.**, a Delaware corporation ("Grantee"), its successors and assigns, certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances more particularly described in Exhibit B, which is attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 2189 Riverview Drive, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor except claims arising under or by virtue of the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 28th day of December, 2006.

GRANTOR:

Margaret Louise Seat Mann

Margaret Louise (Seat) Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Louise (Seat) Mann, the 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, Davidson County, Tennessee, this the 28th day of December, 2006.

VAN P. EAST, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Van P. East, III

Notary Public

My Commission Expires: June 21, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 2006.

VAN P. EAST, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Van P. East, III

Notary Public

My Commission Expires: June 21, 2008

1298263.3

EXHIBIT A

Description of Property

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District of Davidson County, Nashville, Tennessee, located to the south of McGavock Pike, on the southwest margin of Riverview Drive, being Lot 6 on the map of George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson Tract not of record, being more particularly described as follows:

BEGINNING at an iron rod (old) in the southwesterly right-of-way of Riverview Drive (50' Right-of-Way), at the common corner of Lots 5 & 6 in said George I. Waddey's Subdivision;

THENCE, with said Riverview Drive S 28° 02' 24" E, 67.48 feet to an iron rod (new) at the southerly terminus of said Riverview Drive;

THENCE, leaving the right-of-way of said Riverview Drive N 61° 57' 36" E, 25.00 feet to an iron rod (n) in the centerline of the terminus of said Riverview Drive;

THENCE, with the centerline of a portion of said Riverview Drive having been abandoned by Metro Council Ordinance 096-552, S 28° 02' 24" E, 36.81 feet to an iron rod (n) in the centerline of said abandoned Riverview Drive;

THENCE, leaving said centerline S 72° 11' 41" W, passing an iron rod (o) at 25.40 feet in the abandoned southwesterly right-of-way of Riverview Drive, and at the common corner of Lots 6 & 7 in said George I. Waddey's Subdivision, continuing with said Lot 7, being witnessed by an iron rod (n) at 300.40 feet, and continuing for a total 325.40 feet to the low water mark of the Cumberland River;

THENCE, with said low water mark N 27° 50' 20" W, 101.73 feet to the southeast corner of Lot 5 in said George I. Waddey's Subdivision;

THENCE, with said Lot 5 N 72° 34' 18" E, being witnessed by an iron rod (n) at 25.00 feet, and continuing for a total 300.00 feet to the Point of Beginning;

Containing 30,601 Square Feet or 0.70 Acres, more or less.

Being the same property conveyed to MARGARET LOUISE (SEAT) MANN, by deed from ROBERT H. MANN dated April 5, 1978, of record in Book 5448, page 117, said Register's Office for Davidson County, Tennessee, together with an addition thereto resulting from the above described abandonment of a portion of Riverview Drive.

This legal description is taken from a survey made by William C. Cockrill of Barge, Waggoner, Sumner and Cannon, Inc. dated December 21, 2006, File No. 33343-00.

EXHIBIT B

Permitted Encumbrances

1. Flowage Easement of record in Book 2195, page 22, Register's Office for Davidson County, Tennessee.

2. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

5. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.