Box 16 5

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27039-09-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $378,250.00. Affiant Subscribed and sworn to before me this 19th day of October, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Oscar R. Batson 507 Beechcreek Road South Brentwood, TN 37207	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 12912011400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheekwood Botanical Garden and Museum of Art (formerly Cheekwood-TN Botanical Gardens & Museum of Art)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oscar R. Batson, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6507 Highway 100, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of October, 2007.

Cheekwood Botanical Garden and Museum of Art

BY: _____
Jack Becker, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack Becker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Cheekwood Botanical Garden and Museum of Art, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand, at office, this 19th day of October, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/22/07 14:39 2 pgs
Fees:13.00 Taxes:1399.53

20071022-0125005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Cheekwood Estates, as of record in Plat Book 2663, page 103, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cheekwood-TN Botanical Gardens & Museum of Art by Warranty Deed dated October 30, 1998 from Bobbie Ann LaFollette of record in Book 11182, page 353, Register's Office for Davidson County, Tennessee.

Cheekwood-TN Botanical Gardens & Museum of Art having changed its name to Cheekwood Botanical Garden and Museum of Art by name changed filed with the Tennessee Secretary of State.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4472, page 262, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 103, Register's Office for Davidson County, Tennessee.