Address new owner as follows:

The State of Tennessee
312 8th Avenue North
22nd Floor
Nashville, TN 37243-0299
(Tax Exempt)

This Instrument Prepared By:

Real Estate Loan Services of TN, Inc.
1420 N. Highland Ave
Jackson, TN 38301

Tax Identification No.:

Parcel numbers:
06001002000
16000021800
16000024000
16000021700

Davidson County DEEDWARR
Recvd: 04/09/08 11:24 3 pgs
Fees:17.00 Taxes:0.00

20080409-0035835

WARRANTY DEED

For and in consideration of $350,000.00, cash in hand paid by the STATE OF TENNESSEE, the FRIENDS OF RADNOR LAKE ("FORL"), and THE CITY OF OAK HILL, TN,("City"), hereinafter called GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the STATE OF TENNESSEE, hereinafter called GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Property Description Parcels 240, 217 & 218 of Tax Map 160 and
Parcel 20 of Tax Map 160-01
Transaction No. 06-09-012

Being a tract of land consisting of parcels 240, 217 & 218 of Davidson County Tax Map 160 and parcel 20 of Tax Map 160-01, said parcel lying in the southern portion of Davidson County, in the 34th Council District of Nashville, Tennessee. Bounded on the north partially by the State of Tennessee as recorded in Book 8264, Page 564 Registers Office Davidson County (RODC), entirely by Douglas B. & Leonora S. Thomason as recorded in Book 10218, Page 782 RODC and Wm. L. Canak & Ellen L. Konowitz as recorded in Book 9391, Page 785 RODC, on the east by G. Edward & Rene J. Alexander as recorded in Instrument # 200703080028644 RODC, on the south by Mack D. Sweeney, Jr., etux as recorded in Book 4767, Page 641 RODC, Ben R. & Gayle H. Cherry as recorded in Instrument #200209170112972, James R. Derseweh, etux as recorded in Book 7701, Page 864 RODC and by Right-of-Way (R/W) of Forest Hills Drive (60' R/W), on the west by the State of Tennessee as recorded in Book 8266, Page 248 RODC and Book 8264, Page 564 RODC. Said tract being described as follows:

POINT OF BEGINNING being a found concrete monument at the southwest corner of Lot 164 of Section Two, Oak Hill Estates as recorded in Plat Book 4460, Pages 36, 37 & 38 RODC, said point having a Northing of 627,500.1000 and an Easting of 1,736,375.2800 based on Tennessee State Plane Coordinate System (NAD83), said point also lying on the northerly R/W margin of Forest Hills Drive; thence with said R/W margin South 85 degrees 32 minutes 16 seconds West 413.31 feet to a found iron rod, leaving said R/W margin at 390.54 feet; thence North 4 degrees 47 minutes 25 seconds West 214.72 feet to a found iron rod; thence North 14 degrees 39 minutes 07 seconds East 319.71 feet to found ½" iron rod; thence North 35 degrees 34 minutes 36 seconds East 226.93 feet to a found iron rod with a MEC cap; thence North 35 degrees 38 minutes 37 seconds East 317.79 feet to a found concrete monument; thence North 75 degrees 46 minutes 44 seconds East 445.17 feet to a found concrete monument; thence North 7 degrees 33 minutes 25 seconds East 57.05 feet to a found concrete monument; thence South 82 degrees 29 minutes 11 seconds East 269.25 feet to a found iron rod with a MEC cap; thence South 7 degrees 20 minutes 41 seconds West 622.72 feet to a found ½" iron rod; thence South 85 degrees 14 minutes 49 seconds West 278.79 feet to a set iron rod; thence

South 4 degrees 39 minutes 20 seconds East 398.02 feet to a set iron rod in the northerly R/W margin of Forest Hills Drive; thence with said R/W South 85 degrees 32 minutes 16 seconds West 175.00 feet to a set iron rod; thence leaving said R/W margin North 4 degrees 39 minutes 20 seconds West 397.13 feet to a set iron rod; thence South 85 degrees 14 minutes 49 seconds West 197.83 feet to a found concrete monument; thence South 7 degrees 57 minutes 13 seconds East 396.86 feet to the point of beginning.

Containing 729,554 square feet or 16.75 acres.

Bearings based on Tennessee State Plane Coordinate System (NAD83).

Being the same property conveyed to Friends of Radnor Lake by Deed of Record in Book 11416, Page 717, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Friends of Radnor Lake and The City of Oak Hill, TN by Deed of Record in Instrument No. 20040113-0005419, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Friends of Radnor Lake by Deed of Record in Instrument No. 20051003-0118211, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Friends of Radnor Lake by Deed of Record in Instrument No. 20040812-0097705, in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 7900, Page 950, in said Register's Office. Subject to all matters as shown on plat of record in Plat Book 4460, Page 36, 37, and 38 and amended in Book 4569, Page 120 and Book 6110, Page 508, said Register's Office.

Restrictive Covenants of record in Book 4537, Page 496, in said Register's Office.

Subject to TVA Transmission Line Easements of record in Book 1165, Page 565, Book 1174, Page 314, Book 1196, Page 304, Book 1196, Page 306, Book 1207, Page 48, Book 1207, Page 50, Book 2280, Page 391, and Book 2297, Page 479, in said Register's Office.

Subject to Easement of record in Book 4385, Page 463, said Register's Office.

Ingress and Egress Easement of record in Book 11416, Page 721, in Said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Its successors and assigns, forever; and they do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, Its 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.

WITNESS our hands this 2nd Day of April, 2008

FRIENDS OF RADNOR LAKE ("FORL")

BY: [signature]

ITS: Board Member

0609012BW

THE CITY OF OAK HILL, TN ("City")

BY: William Kramer

ITS: City Manager

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County, Jeff King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and Board Member (TITLE) Of FRIENDS OF RADNOR LAKE, a non-profit corporation, the within named grantor, organized and existing under the laws of the State of Tennessee, and that he/she as such Board Member (TITLE), being authorized so to do, executed the foregoing instrument for the purposed therein contained, by the name of the non-profit corporation by him self as Board Member (TITLE)

WITNESS MY HAND and Official Seal of Office this 2nd day of April, 2008.

JENNIFER L. LANZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

(SEAL)

Jennifer L Lanz
(Notary Public)

MY COMMISSION EXPIRES : 8/23/2011

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County, William Kra, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and City Manager (TITLE) The City of Oak Hill, A Public Entity, the within named grantor, organized and existing under the laws of the State of Tennessee, and that he/she as such City Manager (TITLE), being authorized so to do, executed the foregoing instrument for the purposed therein contained, by the name of the City of Oak Hill, TN by him self as City Manager (TITLE)

WITNESS MY HAND and Official Seal of Office this 2nd day of April, 2008

Jennifer L Lanz
(Notary Public)

(SEAL)

JENNIFER L. LANZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

MY COMMISSION EXPIRES : 8/23/2011