Davidson County DEEDWARR
Recvd: 07/31/08 10:49 5 pgs
Fees:28.00 Taxes:2590.00
20080731-0078496

GENERAL WARRANTY DEED

FROM: Edward M. Yarbrough
Cindy K. Yarbrough
Grantors

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 800
401 Commerce Street
Nashville, Tennessee 37219

TO: Friends of Radnor Lake
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
1160 Otter Creek Road Nashville, TN 37220	[New Owner]	145-11-20 P/O 145-11-33 P/O 145-0-69

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Thousand and No/100 Dollars ($700,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31 day of July, 2008.

Notary Public

My Commission Expires: 8/23/2011

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

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Thousand and No/100 Dollars ($700,000.00), the receipt and sufficiency of which are hereby acknowledged, Edward M.

Yarbrough and wife, Cindy K. Yarbrough ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Friends of Radnor Lake a Tennessee non-profit corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as a five (5) acre tract of land located near Radnor Lake in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference. Additionally, Grantors reserve from this conveyance all of their rights in and to those certain easement agreements of record in Book 5697, Pages 562 and 563, Register's Office for Davidson County, Tennessee.

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

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 29 day of July, 2008.

Edward M. Yarbrough
EDWARD M. YARBROUGH

Cindy K. Yarbrough
CINDY K. YARBROUGH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Lanz, a Notary Public of said County and State, Edward M. Yarbrough, 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, this 29 day of July, 2008.

Jennifer Lanz
Notary Public

My Commission Expires: 8/23/2011

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Lanz, a Notary Public of said County and State, Cindy K. Yarbrough, 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, this 29 day of July, 2008.

Jennifer Lanz
Notary Public

My Commission Expires: 8/23/2011

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

12329N:081272:781761:2:NASHVILLE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee described as follows:

Beginning at an iron rod found at Ed Yarbrough's southeast corner (DB 5541 Page 207) ;
Thence, SOUTH 79 DEGREES 05 MINUTES 49 SECONDS WEST a distance of 171.95 FEET to an iron rod set;

Thence in a new division line, NORTH 21 DEGREES 56 MINUTES 57 SECONDS WEST a distance of 492.94 FEET to an iron rod set;

Thence, SOUTH 85 DEGREES 21 MINUTES 21 SECONDS WEST a distance of 340.34 FEET to an iron rod found;

Thence, NORTH 03 DEGREES 47 MINUTES 10 SECONDS WEST a distance of 152.96 FEET to an iron rod found;

Thence, NORTH 31 DEGREES 14 MINUTES 52 SECONDS WEST a distance of 283.31 FEET to an iron rod found;

Thence, SOUTH 70 DEGREES 24 MINUTES 08 SECONDS EAST a distance of 401.78 FEET to an iron rod set;

Thence, NORTH 87 DEGREES 29 MINUTES 58 SECONDS EAST a distance of 225.27 FEET to an iron rod found;

Thence, SOUTH 01 DEGREES 53 MINUTES 35 SECONDS EAST a distance of 233.83 FEET to an iron rod found;
Thence, NORTH 85 DEGREES 24 MINUTES 29 SECONDS EAST a distance of 119.02 FEET to an iron rod found;

Thence, SOUTH 03 DEGREES 19 MINUTES 56 SECONDS WEST a distance of 165.55 FEET to an iron rod found;

Thence, SOUTH 24 DEGREES 56 MINUTES 26 SECONDS EAST a distance of 306.14 FEET to the point of beginning, having an area of 217800.0 Square Feet, 5.00 Acres according to a survey by Precision Surveying LLC, on 05/17/08.

Being all of the property conveyed to Edward M. Yarbrough and wife, Cindy K. Yarbrough, by deed from Thomas W. Schlater in Book 7312, Page 545, in the Register's of Deeds Office, Davidson County, Tennessee. Being part of the property conveyed to Edward M. Yarbrough by

deed from David L. Crecraft and wife, Julia Crecraft in Book 6414, Page 72; from George P. Morehead and wife, Juanita L. Morehead in Book 5541, Page 207, and by deed from George P. Nelson, Jr. of record as Instrument No. 20040504-0050738, all in the Register of Deeds Office, Davidson County, Tennessee.

The above description prepared by Vernon Bell, Tennessee RLS #2198, Precision Surveying, LLC, 610 West College Street, Suite 145, Murfreesboro, TN 37130.

EXHIBIT B

Encumbrances

1. Taxes for 2008 constitute a lien, but are not yet due and payable.

2. Roadway Maintenance Agreement in Book 7067, Page 422.

3. Easement for access in Book 6413, Page 72.

4. Easement for utility line in Book 5697, Page 563 and Book 5697, Page 562.

5. Restrictive covenants filed for record in Book 4025, Page 341, Book 6566, Page 473 and Book 6799, Page 383, and Instrument No. 20060308-0027157.

6. All matters as shown on the plan of record in Book 6250, Page 841.

7. All matters as shown on the plan of record in Book 534, Page 67.

8. Easement for pipeline in Book 460, Page 170 and 171.

9. Easement for family graveyard and right-of-way in Book 731, Page 511.

10. Easement for utility lines in Book 5575, Page 744.

11. Easement for sewer lines in Book 7776, Page 41.