Davidson County DEEDWARR
Recvd: 09/10/08 15:47 4 pgs
Fees:23.00 Taxes:962.00
20080910-0092806

GENERAL WARRANTY DEED

FROM: Bruce A. Beck
Joy S. Beck
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]	159-03-29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixty Thousand and No/100 Dollars ($260,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8 day of September, 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 Two Hundred Sixty Thousand and No/100 Dollars ($260,000.00), the receipt and sufficiency of which are hereby acknowledged, Bruce A. Beck and wife, Joy S. Beck ("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 5476 Camelot ~~Drive~~ Rd., Brentwood, Tennessee 37027.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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 8th day of September, 2008.

BRUCE A. BECK

JOY S. BECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Lanz, a Notary Public of said County and State, Bruce A. Beck, 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 8th day of September, 2008.

Notary Public

JENNIFER L. LANZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

My Commission Expires: 8/23/2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jennifer Lanz, a Notary Public of said County and State, Joy S. Beck, 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 8th day of September, 2008.

Notary Public

JENNIFER L. LANZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

My Commission Expires: 8/23/2011

12329N:081350:790398:1:NASHVILLE

EXHIBIT A

Property Description

Being Lot No. 17 on the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bruce A. Beck and wife, Joy S. Beck, by deed from Telfer Investments, LLC, of record as instrument No. 20050815-0096253, in the Register of Deeds Office, Davidson County, Tennessee.

EXHIBIT B

Encumbrances

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

2. Access and Utility Easement of record in Book 9184, page 876, said Register's Office.

3. Access Easement in Book 2482, page 515, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11741, page 713, as amended by Instrument No. 20040624-0075401, said Registers' Office.

5. Matters shown on the Plan of record as Instrument No. 20010129-0008513, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20010109-0002596, said Register's Office.

7. TVA Easement(s) of record in Book 2270, page 92, said Register's Office.