BILL GARRETT, Davidson County
Trans:T20090087919 DEEDQC
Recvd: 12/31/09 12:03 4 pgs
Fees:22.00 Taxes:0.00
20091231-0118944

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2009.

Notary Public

My Commission Expires: 8-23-11

My Commission Expires 8-23-11

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Friends of Radnor Lake P. O. Box 40324 Nashville, TN 37204	Same	Map 145-8-20

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that 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, **SUE D. ANSLEY**, unmarried ("Grantor"), hereby gives, releases, remises and forever quitclaims unto **FRIENDS OF RADNOR LAKE**, a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, all her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"), to be used by Grantee, its successors and assigns, solely in conjunction with the natural areas around Radnor Lake and Radnor Lake State Park, and preserving and administering the same; however, the Property shall not be used as a public entrance to, or parking area for, Radnor Lake or Radnor Lake State Park.

If Grantee dissolves, ceases to exist, or is unable or unwilling to use the Property for the purposes required herein, then it shall transfer the Property to a public entity or nonprofit organization which at the time is an organization that qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code (or corresponding section of any future federal tax laws) ("Exempt Organization"), but only if the entity or organization expressly agrees to use the Property for the purposes required herein. However, if Grantee ever dissolves or ceases to

exist, and the transfer has not been made pursuant to the foregoing sentence, a Court with proper jurisdiction in Davidson County, Tennessee may direct that the Property be transferred to an Exempt Organization which expressly agrees to use the Property solely for the purposes required herein.

In furtherance of the foregoing requirements, (a) Grantor may convey the Property to the State of Tennessee or a department or agency thereof, provided that the Property shall continue at all times to be used for the purposes required herein; and (b) the Property (including the house thereon) may be used as a residence for a ranger of other employee of Radnor Lake or Radnor Lake State Park.

Grantor, and Grantor's descendants and heirs, and any of them individually, may take such action as is necessary to enforce the provisions of this deed.

This instrument is given, and the subject property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

By its signing this deed below, Grantee acknowledges the requirements and restrictions contained herein and agrees to abide by them.

IN WITNESS WHEREOF, this deed is executed this 21ST day of December, 2009.

Sue D. Ansley

SUE D. ANSLEY

FRIENDS OF RADNOR LAKE

By: Jeff King

Name: Jeff King

Title: Land Acquisition Chairman

345535.3

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SUE D. ANSLEY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 21st day of December, 2009.

Linda A. Robertson
Notary Public

LINDA A. ROBERTSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1/07/2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff King, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Land Acquisition Chairman of the maker, Friends of Radnor Lake, and is authorized by said maker to execute this instrument on behalf of said maker.

Witness my hand, at Nashville, Tennessee, this 31st day of December, 2009.

Tamara W. Fogarty
Notary Public

TAMARA W. FOGARTY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 8-23-11

My Commission Expires 8-23-11

345535.3

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Lakeview Manor, as of record in Book 2133, pages 39, 40 and 41, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Lakeview Drive at the corner of Lots Nos. 49 and 50; thence with the line between said two lots, northeasterly 475.4 feet; thence north 45° 56' west 86.3 feet to a concrete monument; thence north 75° 46' west 65 feet to the corner of lots Nos. 50 and 51; thence with the line between said two lots, southwestwardly 402.9 feet to the northeasterly margin of Lakeview Drive; thence with same, southeastwardly 125 feet to the beginning.

Being the same real property conveyed to John H. Ansley, Jr. and wife, Mildred C. Ansley, by deed from William F. Prophet and wife, Thelma G. Prophet, of record in Book 4165, Page 233, Register's Office for Davidson County, Tennessee; the said John H. Ansley, Jr. having since died and the property passed to Mildred C. Ansley, as surviving tenant by the entirety; and the said Mildred C. Ansley having thereafter died in 2008 and the property passed to John H. Ansley III pursuant to her Will of record in the Probate Clerk's Office for Davidson County, Tennessee; the said John H. Ansley III having died prior to the closing of Mildred C. Ansley's probate estate; and the property having then passed to Sue D. Ansley by intestate succession. And being the same property conveyed to Sue D. Ansley by deed from Sue D. Ansley, Administratrix d.b.n./c.t.a. of the Estate of Mildred C. Ansley, deceased, of record as Instrument No. 20090820-0078288, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Sue D. Ansley by deed from Sue D. Ansley, Administratrix of the Estate of John H. Ansley III, deceased, of record as Instrument No. 20090820-0078289, Register's Office for Davidson County, Tennessee.