BILL GARRETT, Davidson County
Trans:T20100045905 DEEDWARRSP
Recvd: 07/27/10 11:20 5 pgs
Fees:28.00 Taxes:2775.00
20100727-0058831

SPECIAL WARRANTY DEED

FROM: CIVIC BANK & TRUST
"Grantor"

TO: FRIENDS OF RADNOR LAKE
"Grantee"

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

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		145-0-155 145-0-156 145-0-157 145-0-158

(New Owner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand Dollars ($750,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of July, 2010.

Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

My Commission Expires: 5/6/2013

ZZ995:100412:861406:1:NASHVILLE
7/22/10

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Civic Bank & Trust, a Tennessee banking corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Friends of Radnor Lake, a Tennessee non-profit corporation ("Grantee"), its successors and assigns, those certain tracts or parcels 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 Lots 1 and 2 of The Reserve at Radnor Lake and Lots 2 and 3 of the Van Becelaere Subdivision, 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.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its 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 claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 22nd day of July, 2010.

CIVIC BANK & TRUST

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cynthia L Shaffer, a Notary Public of said County and State, personally appeared Robert Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President (or other officer authorized to execute the instrument) of Civic Bank & Trust, the within named bargainor, a Tennessee banking corporation, and that s/he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him/herself as its President.

Witness my hand and seal, at Office, this 22nd day of July, 2010.

Cynthia L. Shaffer
Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 6, 2013

My Commission Expires: 5/6/2013

EXHIBIT A

Property Description

Lots 2 and 3 on the Final Plat for Van Becelaere Subdivision, of record as Instrument No. 20060217-0019459, Register's Office for Davidson County, Tennessee.

Lots 1 and 2 on the Final Plat of The Reserve at Radnor Lake, of record as Instrument No. 20080327-0030965, said Register's Office.

Being the same property conveyed to Civic Bank & Trust by deed of record as Instrument No. 20090917-0087047, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for the year 2010.

2. Utilities, easements, setbacks, and all other matters shown on plats of record at Instrument No. 2060217-0019459 and 20080327-0030965, Register's Office of Davidson County, Tennessee.

3. Encroachment of a garage as shown on the plat for Van Becelaere Subdivision, of record as Instrument No. 20060217-0019459, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants of record at Instrument No. 20090409-0032504, Register's Office of Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7776, page 41 and Book 7814, page 514, Register's Office of Davidson County, Tennessee.

6. Easements for access and utility services of record in Book 5541, page 207, Register's Office of Davidson County, Tennessee.

7. Easement for access and water service line of record in Book 5170, page 144, Register's Office for Davidson County, Tennessee.

8. As to Lot 2 of Van Becelaere Subdivision, any objection to title arising from the state of facts wherein no road frontage or road access is of record.

9. As to Lot 3 of Van Becelaere Subdivision, rights of the public in and to the ROW for Stonewall Jackson Court.

10. As to Lots 1 and 2 of The Reserve at Radnor Lake, rights of the public in and to the ROW for Granny White Pike.