BILL GARRETT, Davidson County
Trans:T20100073104 DEEDWARRSP
Recvd: 11/18/10 09:34 4 pgs
Fees:22.00 Taxes:0.00
20101118-0092210

This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
STATE OF TENNESSEE 22nd Floor Tennessee Tower Nashville, Tennessee 37243	TAX EXEMPT	MAP 159-30-Parcel 29

For and in consideration of mutual benefits accruing to the said parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FRIENDS OF RADNOR LAKE, a Tennessee Non-Profit Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **THE STATE OF TENNESSEE,** hereinafter called the Grantee, its heirs, successors and assigns, a certain tract/parcel of land in **Davidson** County, Tennessee, described as follows:

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

This is unimproved property known as 5476 Camellot Road, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, it's heirs, it's successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

X

Transaction Number 09-02-032

WITNESS, this 11 day of November, 2010

Friends of Radnor Lake

BY: C Hankla - President
Charley Hankla, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of August, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charley Hankla** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **President** of **Friends of Radnor Lake**, the within named bargainor, a corporation, and that as such **President** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Charley Hankla** as such **President**.

Witness my hand and official seal on this the 11 day of November, 2010.

Notary Public

Commission Expires:

JEFFREY M. GRIGSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $.00.00. Transfer to State of Tennessee, Tax Exempt.

Affiant

Subscribed and sworn before me this 11 day of November, 2010.

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

Joyce Jordan
NOTARY PUBLIC

My Commission Expires: 9-19-12

EXHIBIT A

TRANSACTION # 09-02-032

Property located in the 34th Councilmanic District, Davidson County, Tennessee, Being Lot 17 As shown on Final Plat of High Ridge Subdivision – Phase Two as of record in Instrument Number 200101290008513, Register's Office of Davidson County, TN., and being more particularly described according to a survey by Jeffrey Patrick Chandler, Dated: 9-28-09, as follows:

Beginning at an existing iron rod in the margin of Camelot Road (40 foot R.O.W.). Said iron rod being the common corner to State Of Tennessee (Instr: 200406290077204, R.O.D.C.) and having a Tennessee State Plane Coordinate (NAD 83) of N=697686.352, E=1729869.623;

Thence with said State of Tennessee North 41 Degrees 20 Minutes 48 Seconds East a distance of 384.90 feet to an existing iron rod in the southwest line of State of Tennessee (Book 4738, Page 326, R.O.D.C.) and having a Tennessee State Plane Coordinate of N=627975.307, E=1730123.893;

Thence with said State of Tennessee South 56 Degrees 44 Minutes 29 Seconds East a distance of 87.84 feet to a point that is South 57 Degrees 40 Minutes 26 Seconds West 0.44 feet from an existing Railroad Rail 6 inches high and painted yellow;

Thence South 34 Degrees 56 Minutes 42 Seconds East a distance of 386.27 feet to an existing concrete monument in the common line of State of Tennessee (Instr: 200606120069551, R.O.D.C.) and common corner to Kathleen Meador (Instr: 200502180018620, R.O.D.C.);

Thence with said Meador North 85 Degrees 26 Minutes 52 Seconds West a distance of 537.22 feet to a set iron rod in the margin of the cul-de-sac of Camelot Road;

Thence with a curve turning to the left with an arc length of 37.14 feet, with a radius of 40.00 feet, with a chord bearing of North 22 Degrees 03 Minutes 02 Seconds West, with a chord length of 35.82 feet to an existing iron rod which is the point of beginning, having an area of 103756:9 square feet or 2.38 acres.

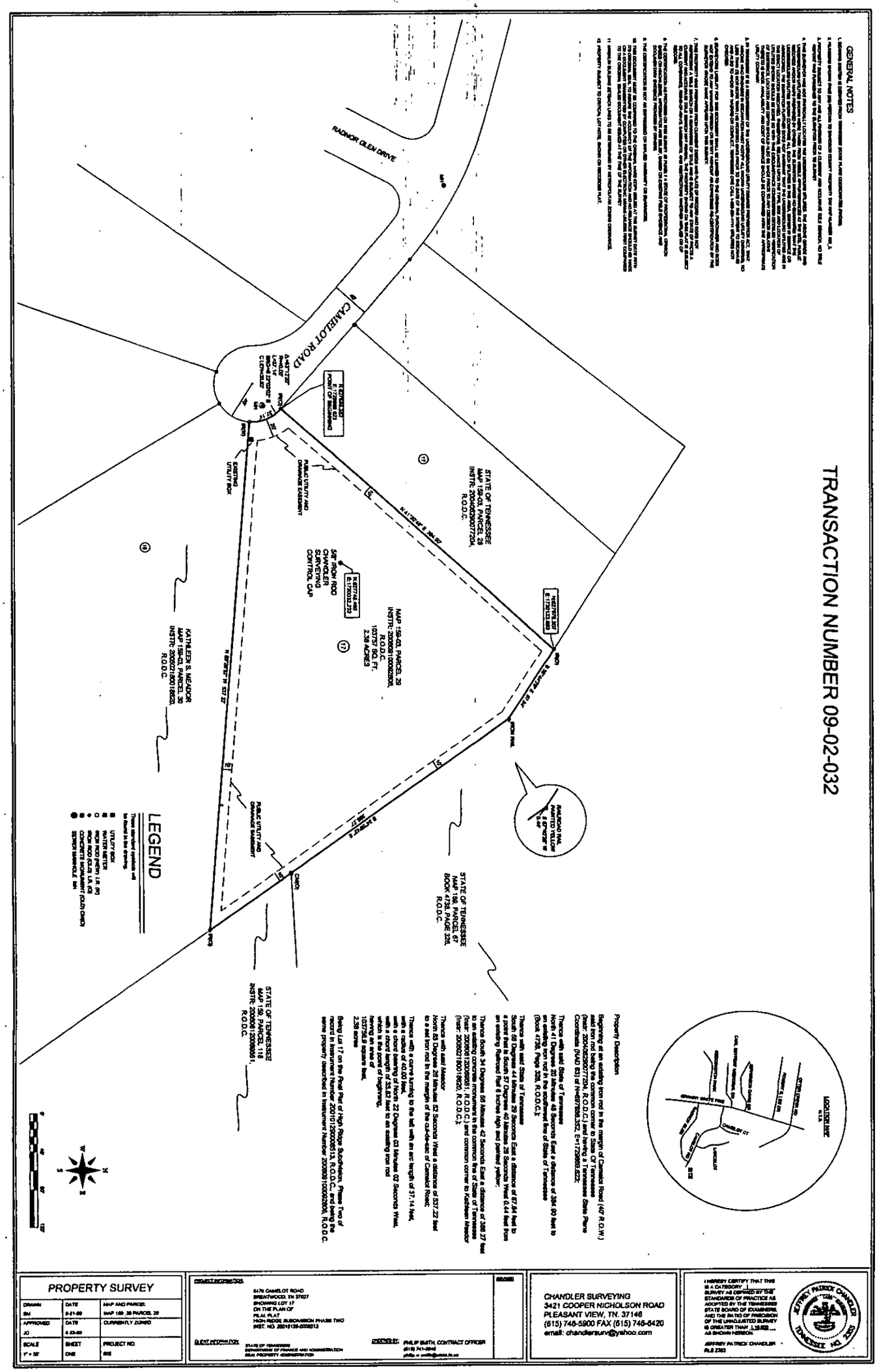
Being Lot 17 on the Final Plat of High Ridge Subdivision, Phase Two of record in Instrument Number 200101290008513, R.O.D.C., and being the same property described in Instrument Number 200809100092806, R.O.D.C.

Property description prepared by Chandler Surveying pursuant to a survey by Jeffrey Patrick Chandler, RLS 2353, dated 9/22/09. Said survey being incorporated by reference as if fully set out herein. A copy of said survey may be found in the Office of Real Estate Management, Tennessee Department of Finance and Administration, Nashville, Tennessee. A reduced copy of said survey being attached hereto as Exhibit B.

BEING THE SAME PROPERTY CONVEYED TO FRIENDS OF RADNOR LAKE, A TENNESSEE NON-PROFIT CORPORATION BY DEED OF RECORD IN INSTRUMENT NO. 2080910-0092806, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

TRANSACTION NO: 09-02-032



Property Description

Beginning at an existing iron rod in the margin of Camelot Road (40' R.O.W.) said iron rod being the common corner to State Of Tennessee (Instr: 20040629007772DA, R.O.D.C.) and having a Tennessee State Plane Coordinates (NAD 83) of N=697768.1352, E=1729969.6CC;

Thence with said State of Tennessee North 41 Degrees 20 Minutes 48 Seconds East a distance of 384.60 feet to an existing iron rod in the southwest line of State of Tennessee (Book 4738, Page 320, R.O.D.C.);

Thence with said State of Tennessee South 56 Degrees 44 Minutes 29 Seconds East a distance of 67.84 feet to a point that is South 47 Degrees 40 Minutes 28 Seconds West 0.44 feet from an existing flattened fence post 6 inches high and pointed yellow;

Thence South 34 Degrees 56 Minutes 42 Seconds East a distance of 386.27 feet to an existing concrete monument in the common line of State of Tennessee (Instr: 20060621000686D1, R.O.D.C.) and common corner to Kathleen Meador (Instr: 20050218001862D, R.O.D.C.);

Thence with said Meador North 83 Degrees 26 Minutes 52 Seconds West a distance of 537.22 feet to a set iron rod in the margin of the cul-de-sac of Camelot Road;

Thence with a curve turning to the left, with an arc length of 37.14 feet, with a radius of 40.00 feet, with a chord bearing of North 22 Degrees 03 Minutes 02 Seconds West, with a chord length of 35.82 feet to an existing iron rod, which is the point of beginning;

103756.69 square feet,
2.39 acres

Being Lot 17 on the Final Plat of High Ridge Subdivision, Phase Two of record in Instrument Number 20010123000851A, R.O.D.C., and being the same property described in Instrument Number 20060901000620A, R.O.D.C.