BILL GARRETT, Davidson County
Trans:T20100073104 DEEDWARRSP
Recvd: 11/18/10 09:35 5 pgs
Fees:27.00 Taxes:0.00
20101118-0092211

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 146-13, Parcel 13

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 5064 Kingsview Court, Nashville, Tennessee 37220

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, its 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, its heirs, its 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.

Transaction Number 09-02-036

WITNESS, this 11 day of November, 2010

Friends of Radnor Lake

BY Charley 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: _____

AUDREY M. GRISHAM
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.

NOTARY PUBLIC

My Commission Expires: 9-19-12

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

EXHIBIT A

Property Description

TRANSACTION # 09-02-036

Property located in the 34th Councilmanic District within the City of Oak Hill, Davidson County, Tennessee, Being Lot 12 As shown on The Estates At Radnor Lake as of record in Instrument Number 200601120004786, 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 at the southeast terminus of Kingsview Court (50' R.O.W.) said iron rod being the southwest corner of Lot 18 on the revised plan of Forest Park (Book 3500, page 58, R.O.D.C.) said iron rod having a Tennessee State Plane Coordinate (NAD 83) of N=631807.887, E=1737857.070;
Thence with said Lot 18 and leaving said Kingsview Court North 80 Degrees 26 Minutes 11 Seconds East a distance of 335.35 feet to an existing concrete monument being the southeast corner of said Lot 18 and having a Tennessee State Plane Coordinate (NAD 83) of N=631863.604, E=1738187.761;
Thence North 01 Degrees 42 Minutes 06 Seconds West a distance of 71.36 feet to an existing iron rod in the easterly line of said Lot 18 and common corner to Christopher A. Baird (Instr: 200608310107592, R.O.D.C.);
Thence with said Baird North 87 Degrees 26 Minutes 41 Seconds East a distance of 134.66 feet to an existing iron rod and common corner to David E. Bryant (Instr: 200006270063885, R.O.D.C.);
Thence with said Bryant and William H. Tucker (Book 5037, Page 463, R.O.D.C.) South 80 Degrees 02 Minutes 17 Seconds East a distance of 170.87 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 200501180006330, R.O.D.C.) and being Lot 9 of The Estates At Radnor Lake (Instr: 200601120004786, R.O.D.C.);
Thence with said Big Dog Properties South 59 Degrees 44 Minutes 41 Seconds West a distance of 296.59 feet to an existing iron rod and common corner to Lawrence Mitchell (Instr: 200604130042489, R.O.D.C.) and being Lot 8 of The Estates At Radnor Lake;
Thence with said Mitchell South 59 Degrees 44 Minutes 26 Seconds West a distance of 235.69 feet to an 18 inch Elm tree and being the common corner to Big Dog Properties, Inc. (Instr: 200501180006330, R.O.D.C.) and being Lot 7 of The Estates At Radnor Lake;
Thence with said Big Dog Properties South 34 Degrees 10 Minutes 51 Seconds West a distance of 316.14 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 20050118006330, R.O.D.C.) and being Lot 6 of The Estates At Radnor Lake;
Thence with said Big Dog Properties South 34 Degrees 11 Minutes 19 Seconds West a distance of 252.40 feet to an existing iron rod and common corner of Ethan F. Anderson (Instr: 200708280103004, R.O.D.C.) and being Lot 5 of The Estates At Radnor Lake;
Thence with said Anderson South 34 Degrees 14 Minutes 32 Seconds West a distance of 250.21 feet to an existing iron rod and common corner to Robert F. Price (Instr: 200601230008468, R.O.D.C.) and being Lot 4 of The Estates At Radnor Lake;
Thence with said Price South 34 Degrees 12 Minutes 27 Seconds West a distance of 143.92 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 200901140003632, R.O.D.C.) and being Lot 3 of The Estates At Radnor Lake;

Thence with said Big Dog Properties South 77 Degrees 38 Minutes 36 Seconds West a distance of 132.31 feet to an existing iron rod and common corner to Susan S. Weiss (Instr: 200806230064383, R.O.D.C.) and being Lot 2 of The Estates At Radnor Lake;
Thence with said Weiss North 82 Degrees 59 Minutes 32 Seconds West a distance of 186.66 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 2008062300064383, R.O.D.C.) and being Lot 1 of The Estates At Radnor Lake;
Thence with said Big Dog Properties North 83 Degrees 00 Minutes 56 Seconds West a distance of 210.41 feet to an existing iron rod in the east line of Dr. Barton W. Campbell (Book 9524, Page 404, R.O.D.C.);
Thence with said Campbell North 05 Degrees 17 Minutes 14 Seconds East a distance of 299.33 feet to a piece of Railroad Track driven in the ground about 6 inches high and common corner to State of Tennessee (Book 4738, Page 326, R.O.D.C.) said Railroad Track having a Tennessee State Plane Coordinate (NAD 83) of N=631453.774, E=1737010.752;
Thence with said State Of Tennessee North 03 Degrees 45 Minutes 46 Seconds East a distance of 289.30 feet to an existing concrete monument;
Thence North 13 Degrees 55 Minutes 03 Seconds East a distance of 480.22 feet iron rod and in the south line of Dr. T.B. Boyd, III (Book 7731, Page 198, R.O.D.C.);
Thence with said Boyd and Thomas C. Alsup (Book 10436, Page 37, R.O.D.C.)
South 78 Degrees 57 Minutes 35 Seconds East a distance of 237.85 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 200501180006330, R.O.D.C.) and being Lot 11 of The Estates At Radnor Lake;
Thence with said Big Dog Properties South 11 Degrees 02 Minutes 32 Seconds West a distance of 475.34 feet to an existing iron rod and common corner to Big Dog Properties, Inc. (Instr: 200501180006330, R.O.D.C.) and being Lot 10 of The Estates At Radnor Lake;
Thence with said Big Dog Properties South 61 Degrees 38 Minutes 28 Seconds East a distance of 398.61 feet to an existing iron rod;
Thence North 34 Degrees 11 Minutes 16 Seconds East a distance of 457.50 feet to an existing iron rod;
Thence North 05 Degrees 15 Minutes 50 Seconds West a distance of 211.86 feet to an existing iron rod which is the point of beginning,
Having an area of
587848 square feet,
13.50 acres

Being Lot 12 on the plan of The Estates At Radnor Lake as of record in Instrument Number 200601120004786, Register's Office of Davidson County, TN. and being the same property described in Instrument Number 200605160057373, R.O.D.C.

Property description prepared by Chandler Surveying pursuant to a survey by Jeffrey Patrick Chandler, RLS 2353, dated 9/29/09. 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. 20060516-00-57373, Register's Office of Davidson County, Tennessee.

09-02-036

EXHIBIT B

Transaction No. 09-02-036

