BILL GARRETT, Davidson County
Trans:T20100073104 DEEDWARRSP
Recvd: 11/18/10 09:35 7 pgs
Fees:37.00 Taxes:0.00
20101118-0092213

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 145-08-33

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 Clonmel Road, Nashville, Tennessee.

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 09-02-037

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:

JEFFREY M. GRISSIM
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 11th day of November, 2010.

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

NOTARY PUBLIC

My Commission Expires: 9-19-12

EXHIBIT A
Friends of Radnor Lake
Transaction 09-02-037

PROPERTY DESCRIPTION

Property located in the 34th Councilmanic District within the City of Oak Hill, Davidson County, Tennessee, Being a portion of Tract One of Lealand Manor Sixth Addition, 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 capped at the northeast corner of this tract being at the terminus of Clonmel Road (50' R.O.W.) and being the common corner of Kathryn B. and Mellon Cheek (Instr: 200605010049278, R.O.D.C.) and State of Tennessee (Book 9562, Page 642, R.O.D.C.) and having a Tennessee State Plane Coordinate (NAD 83) of N=633627.575, E=1735283.873;
Thence with said State of Tennessee and with a curve turning to the right with an arc length of 84.34 feet, with a radius of 175.00 feet, with a chord bearing of South 60 Degrees 31 Minutes 23 Seconds West, with a chord length of 83.53 feet to an existing concrete monument,
Thence South 74 Degrees 20 Minutes 07 Seconds West a distance of 46.32 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 85.49 feet, with a radius of 475.00 feet, with a chord bearing of South 79 Degrees 28 Minutes 21 Seconds West, with a chord length of 85.38 feet to an existing concrete monument;
Thence South 84 Degrees 38 Minutes 48 Seconds West a distance of 82.43 feet to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 137.99 feet, with a radius of 225.00 feet, with a chord bearing of South 67 Degrees 04 Minutes 23 Seconds West, with a chord length of 135.84 feet to an existing concrete monument;
Thence South 49 Degrees 30 Minutes 40 Seconds West a distance of 59.85 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 73.92 feet, with a radius of 175.00 feet, with a chord bearing of South 61 Degrees 32 Minutes 40 Seconds West, with a chord length of 73.37 feet to an existing iron rod which is the common corner of said State of Tennessee and Mark J. Gingles (Instr: 200302250024640, R.O.D.C.) (Lot 32 of Lakeview Manor Book 2133, Page 39, R.O.D.C.) and James Arledge (Book 7406, Page 3438, R.O.D.C.);
Thence with said Arledge South 73 Degrees 40 Minutes 15 Seconds West a distance of 61.86 feet to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 125.81 feet, with a radius of 325.00 feet, with a chord bearing of South 62 Degrees 39 Minutes 41 Seconds West, with a chord length of 125.03 feet to an existing concrete monument;
Thence South 51 Degrees 15 Minutes 09 Seconds West passing an existing iron rod, which is the common corner of said Arledge and Thomas S. Wieck (Book 3764, Page 408, R.O.D.C.), at 294.64 feet and continuing a total distance of 336.04 feet to an existing concrete monument;
Thence continuing with said Wieck with a curve turning to the left with an arc length of 51.57 feet, with a radius of 325.00 feet, with a chord bearing of South 47 Degrees 12 Minutes 23 Seconds West, with a chord length of 51.51 feet to an existing concrete monument;
Thence South 42 Degrees 06 Minutes 05 Seconds West a distance of 46.24 feet to an existing concrete monument in the common line of Eddie M. Yates (Book 8919, Page 616, R.O.D.C.);
Thence continuing with said Yates with a curve turning to the right with an arc length of 133.81 feet, with a radius of 275.00 feet, with a chord bearing of South 55 Degrees 57 Minutes 50 Seconds West, with a chord length of 132.49 feet to an existing concrete monument which is the common corner of Jackson O. Hardeman (Book 9760, Page 199, R.O.D.C.);
Thence continuing with said Hardeman
South 70 Degrees 46 Minutes 29 Seconds West a distance of 73.51 feet to an existing concrete monument which is the common corner of Paul M. Buchanan (Book 9673, Page 988, R.O.D.C.);
Thence with said Buchanan and with a curve turning to the left with an arc length of 46.57 feet, with a radius of 325.00 feet, with a chord bearing of South 66 Degrees 23 Minutes 25 Seconds West, with a chord length of 46.53 feet to a set iron rod;
Thence South 61 Degrees 34 Minutes 05 Seconds West a distance of 74.68 feet

to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 70.56 feet,
with a radius of 175.00 feet,
with a chord bearing of South 73 Degrees 27 Minutes 41 Seconds West,
with a chord length of 70.09 feet to an existing concrete monument;
Thence South 84 Degrees 19 Minutes 16 Seconds West a distance of 22.20 feet
to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 75.74 feet,
with a radius of 225.00 feet,
with a chord bearing of South 75 Degrees 18 Minutes 42 Seconds West,
with a chord length of 75.38 feet to an existing concrete monument;
Thence South 65 Degrees 20 Minutes 26 Seconds West a distance of 49.55 feet
to a set iron rod which is the common corner of Friends of Radnor Lake
(Instr: 200306040077112, R.O.D.C.) and having a Tennessee State Plane
Coordinate (NAD 83) of N=632855.013, E=1733769.370;
Thence with said Friends of Radnor Lake
North 30 Degrees 50 Minutes 03 Seconds West a distance of 1097.74 feet
to an existing concrete monument which is the northwest corner of this
tract and the common corner of Marianne W. Bingham (book 7878, Page 18,
R.O.D.C.) (Tract 2 Sixth Addition Lealand Manor of Lakeview Manor Book 2133,
Page 41, R.O.D.C.) and having a Tennessee State Plane
Coordinate (NAD 83) of N=633797.596, E=1733206.718;
Thence leaving said Bingham and with a new line and along the common line of a
1.0 acre tract, being the remaining portion of the property of Friends of
Radnor Lake (Instr: 200201020000613, R.O.D.C.),
North 87 Degrees 44 Minutes 39 Seconds East a distance of 175.13 feet to a set
iron rod;
Thence North 00 Degrees 55 Minutes 29 Seconds West a distance of 290.01 feet to
a set iron rod in the south line of Friends of Radnor Lake
(Instr: 200509260114808, R.O.D.C.) said iron rod being
South 54 Degrees 41 Minutes 17 Seconds East a distance of 100.00 feet from the
original common corner of said Friends of Radnor Lake properties;
Thence with the south line of said Friends of Radnor Lake
South 54 Degrees 41 Minutes 17 Seconds East a distance of 863.63 feet
to an existing iron rod which is the common corner of
Kathryn B. and Mellon Cheek (Instr: 200605010049278, R.O.D.C.)
and having a Tennessee State Plane Coordinate (NAD 83)
of N=633595.258, E=1734081.771;
Thence South 20 Degrees 47 Minutes 34 Seconds West a distance of 184.94 feet
to an existing iron rod;
Thence South 09 Degrees 23 Minutes 40 Seconds East a distance of 130.81 feet
to an existing iron rod;
Thence South 36 Degrees 46 Minutes 30 Seconds East a distance of 63.06 feet
to an existing iron rod;
Thence South 79 Degrees 27 Minutes 45 Seconds East a distance of 51.44 feet
to an existing iron rod;
Thence North 65 Degrees 51 Minutes 29 Seconds East a distance of 97.55 feet
to an existing iron rod;
Thence North 39 Degrees 55 Minutes 13 Seconds East a distance of 448.70 feet
to an existing iron rod;
Thence North 69 Degrees 05 Minutes 36 Seconds East a distance of 117.54 feet
to an existing iron rod;
Thence North 72 Degrees 31 Minutes 30 Seconds East a distance of 148.00 feet
to an existing iron rod;
Thence South 86 Degrees 27 Minutes 49 Seconds East a distance of 176.13 feet
to an existing iron rod;
Thence South 79 Degrees 33 Minutes 01 Seconds East a distance of 360.34 feet
to an existing iron rod which is the point of beginning,
having an area of
827344.2 square feet,
19.00 acres

Being the same property described in Instrument Number 200201020000613,
Register's Office of Davidson County, TN.

EASEMENT

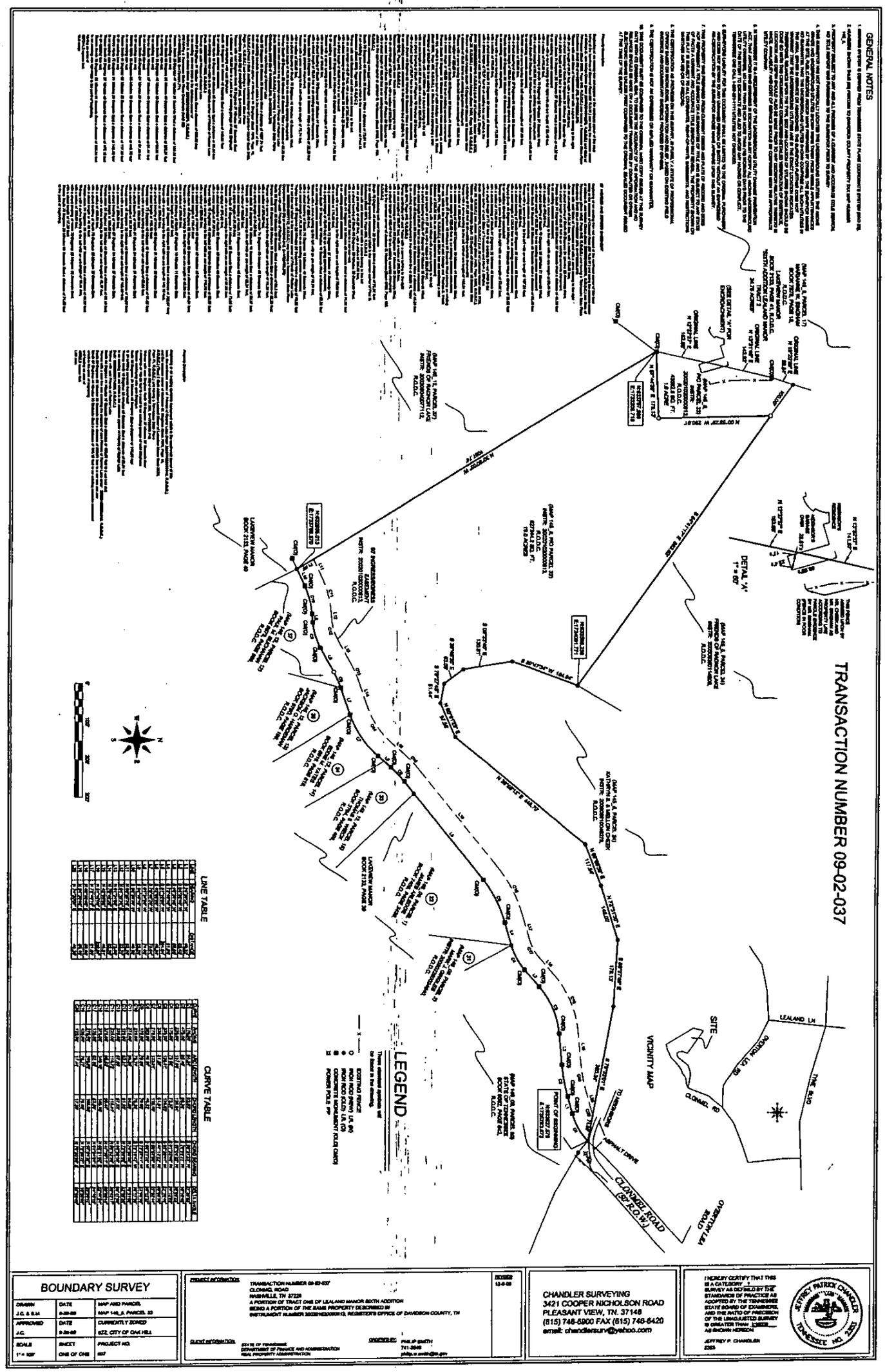
Property subject to a 50-Foot Wide Ingress/Egress Easement described as follows:

Beginning at an existing iron rod capped at the northeast corner of this tract being at the terminus of Clonmel Road (50' R.O.W.) and being the common corner of Kathryn B. and Mellon Cheek (Instr: 200605010049278, R.O.D.C.) and State of Tennessee (Book 9562, Page 642, R.O.D.C.) and having a Tennessee State Plane Coordinate (NAD 83) of N=633627.575; E=1735283.873;
Thence with said State of Tennessee and with a curve turning to the right with an arc length of 84.34 feet, with a radius of 175.00 feet,
with a chord bearing of South 60 Degrees 31 Minutes 23 Seconds West,
with a chord length of 83.53 feet to an existing concrete monument,
Thence South 74 Degrees 20 Minutes 07 Seconds West a distance of 46.32 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 85.49 feet,
with a radius of 475.00 feet,
with a chord bearing of South 79 Degrees 28 Minutes 21 Seconds West,
with a chord length of 85.38 feet to an existing concrete monument;
Thence South 84 Degrees 38 Minutes 48 Seconds West a distance of 82.43 feet to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 137.99 feet,
with a radius of 225.00 feet,
with a chord bearing of South 67 Degrees 04 Minutes 23 Seconds West,
with a chord length of 135.84 feet to an existing concrete monument;
Thence South 49 Degrees 30 Minutes 40 Seconds West a distance of 59.85 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 73.92 feet,
with a radius of 175.00 feet,
with a chord bearing of South 61 Degrees 32 Minutes 40 Seconds West,
with a chord length of 73.37 feet to an existing iron rod which is the common corner of said State of Tennessee and Mark J. Gingles (Instr: 200302250024640, R.O.D.C.) (Lot 32 of Lakeview Manor Book 2133, Page 39, R.O.D.C.) and James Arledge (Book 7406, Page 3438, R.O.D.C.);
Thence with said Arledge South 73 Degrees 40 Minutes 15 Seconds West a distance of 61.86 feet to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 125.81 feet,
with a radius of 325.00 feet,
with a chord bearing of South 62 Degrees 39 Minutes 41 Seconds West,
with a chord length of 125.03 feet to an existing concrete monument;
Thence South 51 Degrees 15 Minutes 09 Seconds West passing an existing iron rod, which is the common corner of said Arledge and Thomas S. Wieck (Book 3764, Page 408, R.O.D.C.), at 294.64 feet and continuing a total distance of 336.04 feet to an existing concrete monument;
Thence continuing with said Wieck with a curve turning to the left with an arc length of 51.57 feet, with a radius of 325.00 feet,
with a chord bearing of South 47 Degrees 12 Minutes 23 Seconds West,
with a chord length of 51.51 feet to an existing concrete monument;
Thence South 42 Degrees 06 Minutes 05 Seconds West a distance of 46.24 feet to an existing concrete monument in the common line of Eddie M. Yates (Book 8919, Page 616, R.O.D.C.);
Thence continuing with said Yates with a curve turning to the right with an arc length of 133.81 feet, with a radius of 275.00 feet,
with a chord bearing of South 55 Degrees 57 Minutes 50 Seconds West,
with a chord length of 132.49 feet to an existing concrete monument which is the common corner of Jackson O. Hardeman (Book 9760, Page 199, R.O.D.C.);
Thence continuing with said Hardeman
South 70 Degrees 46 Minutes 29 Seconds West a distance of 73.51 feet to an existing concrete monument which is the common corner of Paul M. Buchanan (Book 9673, Page 988, R.O.D.C.);
Thence with said Buchanan and with a curve turning to the left with an arc length of 46.57 feet, with a radius of 325.00 feet,
with a chord bearing of South 66 Degrees 23 Minutes 25 Seconds West,
with a chord length of 46.53 feet to a set iron rod;
Thence South 61 Degrees 34 Minutes 05 Seconds West a distance of 74.68 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 70.56 feet,
with a radius of 175.00 feet,
with a chord bearing of South 73 Degrees 27 Minutes 41 Seconds West,
with a chord length of 70.09 feet to an existing concrete monument,
Thence South 84 Degrees 19 Minutes 16 Seconds West a distance of 22.20 feet to an existing concrete monument;
Thence with a curve turning to the left with an arc length of 75.74 feet,

with a radius of 225.00 feet,
with a chord bearing of South 75 Degrees 18 Minutes 42 Seconds West,
with a chord length of 75.38 feet to an existing concrete monument;
Thence South 65 Degrees 20 Minutes 26 Seconds West a distance of 49.55 feet to a set iron rod which is the common corner of Friends of Radnor Lake (Instr: 200306040077112, R.O.D.C.) and having a Tennessee State Plane Coordinate (NAD 83) of N=632855.013, E=1733769.370;
Thence with said Friends of Radnor Lake
North 30 Degrees 50 Minutes 03 Seconds West a distance of 50.3 feet;
Thence North 65 Degrees 20 Minutes 26 Seconds East a distance of 52.26 feet;
Thence with a curve turning to the right with an arc length of 95.28 feet,
with a radius of 275.00 feet,
with a chord bearing of North 74 Degrees 58 Minutes 08 Seconds East,
with a chord length of 94.80 feet;
Thence North 84 Degrees 19 Minutes 16 Seconds East a distance of 22.27 feet;
Thence with a curve turning to the left with an arc length of 52.31 feet,
with a radius of 125.00 feet,
with a chord bearing of North 73 Degrees 09 Minutes 05 Seconds East,
with a chord length of 51.93 feet;
Thence North 61 Degrees 34 Minutes 05 Seconds East a distance of 73.05 feet;
Thence with a curve turning to the right with an arc length of 57.59 feet,
with a radius of 375.00 feet,
with a chord bearing of North 66 Degrees 38 Minutes 06 Seconds East,
with a chord length of 57.53 feet;
Thence North 70 Degrees 46 Minutes 29 Seconds East a distance of 62.26 feet;
Thence with a curve turning to the left with an arc length of 116.72 feet,
with a radius of 225.00 feet,
with a chord bearing of North 56 Degrees 52 Minutes 38 Seconds East,
with a chord length of 115.41 feet;
Thence North 42 Degrees 06 Minutes 05 Seconds East a distance of 46.51 feet;
Thence with a curve turning to the right with an arc length of 59.53 feet,
with a radius of 375.00 feet,
with a chord bearing of North 47 Degrees 10 Minutes 11 Seconds East,
with a chord length of 59.47 feet;
Thence North 51 Degrees 15 Minutes 09 Seconds East a distance of 332.07 feet;
Thence with a curve turning to the right with an arc length of 149.16 feet,
with a radius of 375.00 feet,
with a chord bearing of North 62 Degrees 21 Minutes 02 Seconds East,
with a chord length of 148.18 feet;
Thence North 73 Degrees 40 Minutes 15 Seconds East a distance of 61.68 feet;
Thence with a curve turning to the left with an arc length of 52.95 feet,
with a radius of 125.00 feet,
with a chord bearing of North 61 Degrees 34 Minutes 01 Seconds East,
with a chord length of 52.56 feet;
Thence North 49 Degrees 30 Minutes 40 Seconds East a distance of 59.88 feet;
Thence with a curve turning to the right with an arc length of 168.69 feet,
with a radius of 275.00 feet,
with a chord bearing of North 67 Degrees 04 Minutes 37 Seconds East,
with a chord length of 166.06 feet;
Thence North 84 Degrees 38 Minutes 48 Seconds East a distance of 82.10 feet;
Thence with a curve turning to the left with an arc length of 76.77 feet,
with a radius of 425.00 feet,
with a chord bearing of North 79 Degrees 29 Minutes 27 Seconds East,
with a chord length of 76.66 feet;
Thence North 74 Degrees 20 Minutes 07 Seconds East a distance of 46.32 feet;
Thence with a curve turning to the left with an arc length of 17.41 feet,
with a radius of 125.00 feet,
with a chord bearing of North 70 Degrees 20 Minutes 55 Seconds East,
with a chord length of 17.39 feet;
Thence South 79 Degrees 33 Minutes 01 Seconds East a distance of 71.03 feet to the point of beginning.

Property description and easement description prepared by Chandler Surveying pursuant to a survey by Jeffrey Patrick Chandler, RLS 2353, dated 9/28/09 and amended 12/09/09. 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. 20020102-0000613, Register's Office of Davidson County, Tennessee.


GENERAL NOTES
TRANSACTION NUMBER 09-02-037
LEGEND
VICINITY MAP
SITE
CLONMEL ROAD (50' R.O.W.)
LEALAND LN
DAVIDSON CO.
TN
DETAIL 'A'
1" = 50'
LINE TABLE
CURVE TABLE
BOUNDARY SURVEY
CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com
JEFFREY PATRICK CHANDLER
TENNESSEE NO. 2263