THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Conservation Fund 1655 N. Fort Myer Drive Suite 1300 Arlington, VA 22209	Same	Davidson County: 85/6

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GAYRON C. LYTLE and NAOMI D. LYTLE (collectively, "Grantors") have bargained and sold, and by these presents transfer and convey unto THE CONSERVATION FUND ("Grantee"), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto. Said property is conveyed subject to the matters listed on Exhibit B attached hereto.

This is improved property commonly referred to as 1266 Stones River Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth on Exhibit B, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors covenant and bind themselves, their heirs and representatives to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

The Property shall be known in perpetuity and referred to in official documents and descriptions as Lytle Park. Upon the opening and continuing with the use of the Property as a public park, signage at all major entrances shall include both the name of the park and an acknowledgement stating "The preservation of this 600 acre farm on the Cumberland and Stones Rivers as a public park for present and future generations was made possible through the stewardship and cooperation of landowners Moe and Naomi Lytle."

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

BILL GARRETT, Davidson County
Trans:T20120097956 DEEDWARRSP
Recvd: 12/21/12 15:05 6 pgs
Fees:33.00 Taxes:30340.00
20121221-0118040

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed as of the 21st day of December, 2012.

Gayron C. Lytle

Naomi D. Lytle

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Gayron C. Lytle and Naomi D. Lytle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of December, 2012.

Notary Public

My Commission Expires: 4/25/15

STEPHEN E. KOUNTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Virginia)
COUNTY OF Arlington)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $8,200,000.00.

Affiant

Sworn to and subscribed before me this 20th day of December, 2012.

Notary Public

My Commission Expires: 7/31/15

SCOTT TISON
NOTARY PUBLIC
REGISTRATION # 7088885
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2015

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land lying in the 2nd (formerly the 4th) Civil District, Davidson County, Tennessee, being partially bounded by the Stones River on the east, south and west, and by the Cumberland River on the north and being further described according to a survey dated December 28, 1985 (updated September 19, 1986) by McConnell Engineering as follows:

Beginning at an old iron pipe in a fence line, said pipe being on the southwesterly margin of Stones River Road, near it's ending and at it's intersection with a farm road heading west; thence adjacent to said margin and fence line, S 34 deg. 58' 57" E 276.22 ft. to an iron rod; thence leaving said margin and a fence, S 45 deg. 01' 12" W, 581.79 feet to an old iron rod; thence S 23 deg. 32' 06" E, 506.81 feet (passing an old iron rod, being a witness at 434.10) to the low waterline on the right downstream side of the Stones River, said low waterline being at elevation 384.1 per the Corps of Engineers; thence, along said low waterline, being described by chord, being witnessed by new iron rods and tree blazes, as shown on the forementioned survey; S 42 deg. 08' 47" W 234.95 ft.; thence S 37 deg. 40' 34" W 332.77 ft; thence S 33 deg. 22' 10" W 172.07 ft.; thence S 25 deg. 40' 21" W 140.72 ft. thence S 17 deg. 47' 21" W 265.41 ft.; thence S 14 deg. 27' 15" W 379.18 ft.; thence S 12 deg. 21' 42" W 211.57 ft; thence S 13 deg. 42' 37" W 350.16 ft.; thence S 12 deg. 36' 46" W, 365.66 ft.; thence S 12 deg. 52' 02" W 416.95 ft; thence S 08 deg. 19' 08" W, 170.18 ft.; thence S 02 deg. 21' 22" W, 424.43 ft.; thence S 08 deg. 46' 58" W 394.29 ft.; thence S 20 deg. 49' 49" W 325.28 ft.; thence S 26 deg. 33' 23" W 296.22 ft.; thence S 29 deg. 34' 04" W 557.94 ft.; thence S 54 deg. 16' 43" W 612.59 ft.; thence S 69 deg. 27' 53" W 555.59 ft.; thence S 83 deg. 04' 59" W 478.42 ft.; thence N 74 deg. 27' 38" W 457.78 ft.; thence N 53 deg. 00' 16" W 448.67 ft.; thence N 46 deg. 12' 44" W 286.07 ft.; thence N 38 deg. 25' 07" W 505.37 ft.; thence N 24 deg. 17' 22" W 406.12 ft.; thence N 08 deg. 44' 49" W 408.56 ft.; thence N 01 deg. 20' 51" W 421.82 ft.; thence N 11 deg. 34' 29" E 584.64 ft.; thence N 20 deg. 24' 46" E 583.81 ft.; thence N 19 deg. 51' 11" E 509.67 ft.; thence N 18 deg. 04' 30" E 433.72 ft.; to an estimated point; thence N 18 deg. 45' 21" E 437.73 ft.; thence N 05 deg. 56' 34" E 441.75 ft.; thence N 07 deg. 49' 29" E 526.82 ft.; thence N 15 deg. 53' 16" E 449.66 ft.; thence N 22 deg. 49' 12" E 526.24 ft.; thence N 16 deg. 35' 02" E 340.58 ft.; thence N 05 deg. 33' 00" E 393.49 ft.; thence N 18 deg. 41' 03" W 291.94 ft.; thence N 08 deg. 10' 16" E 71.42 ft., said point being the mouth of the Stones River at it's confluence with the Cumberland River; thence continuing upstream with the southerly low water line (E1-384.1) of the Cumberland; N 56 deg. 48' 47" E 91.43 ft.; thence N 73 deg. 11' 42" E 1118.78 ft. to an estimated point; thence N 77 deg. 43' 27" E 295.64 ft. to an estimated point; thence N 87 deg. 02' 29" E 234.61 ft.; thence S 85 deg, 41' 29" E 103.74 ft.; thence N 60 deg. 21' 36" E, 25.69 ft. to a point being the southwesterly corner of the First American National Bank Property; recorded in Book 2098, page 161, R.O.D.C., Tn.; thence leaving said Cumberland and along said Bank's southerly line, N 85 deg. 11' 36" E 197.15 feet to an iron rod at the beginning of a fence line; thence continuing along said Bank's line and slightly north of fence N 85 deg. 11' 36" E 1349.84 ft. to an old iron rod by fence post, being the northwest corner of the Ravenwood Club property, recorded in Book 3374, page 566, R.O.D.C., TN; thence leaving said Bank property and along the westerly line of said Ravenwood property; S 02 deg. 33' 31" E 815.98 ft. to an old iron rod at a fence intersection; thence S 02 deg. 41' 35" E 682.32 ft. to an old iron rod; thence S 04 deg. 42' 52" E 39.19 ft. to an old iron rod; thence S 09 deg. 11' 08" E 193.50 ft. to an old iron rod; thence leaving said Ravenwood property and crossing the aforementioned Stones River Road extended (as evidenced by paving), S 43 deg. 10' 33" W, 26.25 ft. to an old iron rod; thence S 12 deg. 57' 02" E 60.91 ft. (crossing the aforementioned farm road to the point of beginning, containing 609.78 acres, more or less.

TOGETHER WITH AND SUBJECT TO the rights and obligations granted under that certain Easement of record in Book 7292, page 968, Register's Office for Davidson County, Tennessee, which easement covers the following described property:

A tract of land in the 4th Civil District of Nashville, Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

Beginning at a point on the bank of the Stones River, said point being approximately 1,829 feet east of a fence on the line Edward Nave as recorded in Book 2901, page 437; thence with the southerly right-of-way of a proposed road 801.71 feet along the arc of a curve to the left, said curve having a radius of 915.26 feet, a central angle of 50 deg. 11' 15" and a chord bearing and distance of north 74 deg. 18' 08" west, 776.32 feet to a point; thence, south 80 deg. 36' 14" west, 1,063.12 feet to a point; thence, 705.30 feet along the arc of a curve to the right, said curve having a radius of 769.73 feet, a central angle of 52 deg. 30' 00" and a chord bearing and distance of north 73 deg. 08' 46" west, 680.89 feet to a point; thence, north 46 deg. 53' 46" west, 152.92 feet to an iron pin set, said pin being on the easterly line of Hardin Service Corporation, as recorded in Book 6756, page 421, Register's Office for Davidson County, Tennessee; thence, with the easterly line of Hardin Service Corporation, the following calls: north 38 deg. 43' 29" west, 76.14 feet to an iron pin set; North 16 deg. 44' 10" west, 60.85 feet to an iron pin set; north 39 deg. 23' 04" east, 26.25 feet to an iron pin set; north 12 deg. 55' 30" west, 93.79 feet to a point; thence, leaving the line of Hardin and with the northerly right-of-way of proposed road, south 46 deg. 53' 46" east, 360.39 feet to a point; thence 585.35 feet along the arc of a curve to the left, said curve having a radius of 649.73 feet, a central angle of 52 deg. 30' 00" and a chord bearing and distance of south 73 deg. 08' 46" east, 574.74 feet to a point; thence, 1,025.86 feet along the arc of a curve to the right, said curve having a radius of 1,035.26 feet, a central angle of 56 deg. 46' 32" and a chord bearing and distance of south 71 deg. 00' 30" east, 984.40 feet to the point of beginning, and containing 8.02 acres, more or less.

BEING the same property conveyed to Gayron C. Lytle and wife Naomi D. Lytle by deed from Meritbanc Development Corporation (formerly known as Hardin Service Corporation) of record in Book 8501, Page 156, in the Register's Office for Davidson County, Tennessee; and by quitclaim deed from Mary Ann Taylor, recorded at Instrument No. 20070227-0024293, in the Register's Office for Davidson County, Tennessee; and for further reference see quitclaim deed recorded at Instrument No. 20100226-0014830, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Taxes for the year 2013 a lien, not yet due and payable.
2. Application for Greenbelt Assessment of record in Instrument Number 20110303-0017151, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Water Mains and Appurtenances, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record at Instrument No. 20010718-0076217, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Grant of Easement for Conservation Greenway, of record at Instrument No. 20030624-0086939, in the Register's Office for Davidson County, Tennessee.
5. Warranty Deed of Flowage Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
6. Warranty Deed of Flowage Easement of record in Book 2276, Page 433, in the Register's Office for Davidson County, Tennessee.
7. Warranty Deed of Flowage Easement of record in Book 2296, Page 242, in the Register's Office for Davidson County, Tennessee.
8. Easement set forth in instrument of record in Book 5243, Page 698, in the Register's Office for Davidson County, Tennessee.
9. Terms and Conditions of Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
10. Restriction set forth in instrument of record in Book 8886, Page 706, in the Register's Office for Davidson County, Tennessee.
11. Declaration of Restrictive Covenant of record in Book 7292, Page 985, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
12. A 50-foot right of way dedicated in Minute Book 226, Page 13, in the Chancery Court for Davidson County, Tennessee.
13. Water (Riparian Rights) – (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River and Stones River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River and Stones River; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Cumberland River and Stones River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; and (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.