Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
THE LAND TRUST FOR TENNESEE, INC. **209 10TH Avenue South** **#511** **Nashville, TN 37064**	**Being a portion of Map 159 Parcels 72 and 244**	**SAME**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP
1600 Division Street, Suite 700, Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **KEY INVESTMENTS, INC., a Tennessee corporation** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **THE LAND TRUST FOR TENNESSEE, INC.,** a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance is subject to any and all liens, encumbrances, easements and other matters of record in the Register's Office for Davidson County, Tennessee, including, without limitation, those listed on EXHIBIT B attached hereto and incorporated herein by this reference, together with rights of any parties in possession of the described property or any portion thereof.

This is unimproved property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this 28 day of December, 2012

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120099969 DEEDWARR
Recvd: 12/31/12 12:19 5 pgs
Fees:28.00 Taxes:11100.00

20121231-0120664

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 28th day of December, 2012.

KEY INVESTMENTS, INC.

BY: _____
Jamie Sochovka, President

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jamie Sochovka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of KEY INVESTMENTS, INC., the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President of KEY INVESTMENTS, INC.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 28th day of December, 2012.

Theresa Hostetler
Notary Public

My Commission Expires:

THERESA HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, a portion of the Key Investments , Inc. property as recorded in Instrument Number 20121005-0091444, bounded on the west by Oman Drive , a Metro Water and Sewer lot , and Key Investments, Inc. , north by Oman Drive and the Vanderbilt University Dyer Observatory property , east by Radnor Lake State Natural Area , south by Key Investments, Inc. , being more particularly described as follows:

Beginning a point on a metal plate in concrete at the northeast corner of the tract herein described, having coordinates referred to the Tennessee Coordinate System (N.A.D. 1983) of North 626,709.8392 and East 1,731,048.4766 , said point also being the most easterly corner of the Vanderbilt University property and point of beginning for a 7.8 acre tract as recorded in Deed Book 1968 page 84 and a 1.2 acre tract as recorded in Deed Book 2196 page 332 ; thence,

Leaving Vanderbilt along the westerly lines of the State of Tennessee 6.883 acre tract as recorded in Deed Book 10294 page 407
S 07 degrees 04 minutes 15 seconds W 349.00 feet to an iron pipe;
S 65 degrees 18 minutes 30 seconds E 217.00 feet to an iron pipe ;
continuing with the State of Tennessee as recorded in Deed Book 5453 page 485
S 17 degrees 50 minutes 40 seconds E 427.85 feet to an iron pipe;
continuing with the State of Tennessee 6.614 acre tract as recorded in Deed Book 10294 page 407 S 30 degrees 22 minutes 15 seconds W 503.42 feet to an iron rod; S 01 degrees 08 minutes 05 seconds E 451.43 feet to an iron rod ;
S 84 degrees 33 minutes 00 seconds 528.77 feet to an iron rod ;
continuing with the State of Tennessee as recorded in Deed Book 5453 page 485
S 18 degrees 35 minutes 15 seconds E 135.55 feet to an iron rod;
S 70 degrees 14 minutes 00 seconds E 328.25 feet to an iron pipe ;
S 39 degrees 47minutes 30 seconds E 263.20 feet to an iron rod; thence,
Along new division lines severing the Key Investments property to new iron rods :
S 86 degrees 36 minutes 00 seconds W 1481.00 feet;
N 13 degrees 26 minutes 15 seconds W 608.70 feet ;
N 17 degrees 13 minutes 00 seconds W 139.30 feet ;
N 46 degrees 45 minutes 45 seconds E 272.00 feet ;
N 41 degrees 32 minutes 30 seconds E 123.15 feet ;
N 59 degrees 40 minutes 00 seconds E 235.35 feet ;
N 76 degrees 52 minutes 00 seconds E 133.90 feet ;
N 05 degrees 47 minutes 15 seconds W 190.40 feet ;
N 07 degrees 29 minutes 00 seconds W 168.45 feet ;
N 20 degrees 07 minutes 50 seconds W 236.30 feet ;
S 47 degrees 20 minutes 00 seconds W 450.00 feet;
S 72 degrees 40 minutes 00 seconds W 126.80 feet ;

N 67 degrees 12 minutes 05 seconds W 326.35 feet ;
N 55 degrees 39 minutes 00 seconds W 148.35 feet ;
N 39 degrees 37 minutes 40 seconds W 160.20 to an iron rod on the easterly right of way of Oman Drive ; thence, along the easterly margin of Oman Drive with a curve to the left having a radius of 235.64 feet, length of 116.08 feet , and chord of N 30 degrees 53 minutes 30 seconds E 104.31 feet ; with a second curve to the left having a radius of 308.75 feet , length of 104.81 feet , and chord of N 07 degrees 06 minutes 30 seconds E
104.31 feet ; thence,
Leaving Oman Drive along the chain link fence of the Metro Water and Sewer lot
N 89 degrees 00 minutes 00 seconds E 142.20 feet to an iron rod ;
N 01 degrees 03 minutes 30 seconds W 124.35 feet to an iron rod;
N 49 degrees 17 minutes 35 seconds W 201.30 feet to an iron rod ;
S 87 degrees 00 minutes 00 seconds W 18.40 feet to a point on the easterly right of way of Oman Drive; thence,
Along said margin of Oman Drive N01 degrees 06 minutes 00 seconds W 296.00 feet ; N04 degrees 34 minutes 00 seconds E 100.00 feet ; with a curve to the right having a radius of 62.00 feet , length of 115.06 feet , and chord of
N 57 degrees 44'00'E 99.24 feet ; S89 degrees 06 minutes 00 seconds E 206.00 feet to an iron rod ; thence,
Leaving Oman Drive along the lines of the Vanderbilt University Dyer Observatory
7.8 acre tract the following calls to concrete monuments :
S 61 degrees 52 minutes 00 seconds W 121.30 feet ;
S 12 degrees 02 minutes 30 seconds W 92.60 feet ;
S 05 degrees 00 minutes 10 seconds E 181.70 feet ;
S 24 degrees 57 minutes 40 seconds E 121.30 feet ;
S 42 degrees 11 minutes 30 seconds E 116.95 feet ;
S 15 degrees 08 minutes 30 seconds E 128.35 feet ;
S 11 degrees 16 minutes 15 seconds E 107.94 feet ;
S 47 degrees 49 minutes 05 seconds E 95.85 feet ;
N 86 degrees 55 minutes 10 seconds E 89.15 feet ;
N 20 degrees 24 minutes 25 seconds E 95.00 feet ;
N 14 degrees 39 minutes 55 seconds W 129.95 feet ;
N 01 degrees 38 minutes 35 seconds E 204.85 feet ;
N 43 degrees 09 minutes 25 seconds E 264.00 feet ;
S 82 degrees 11 minutes 35 seconds E 323.85 feet to the beginning , containing 40.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated December 10, 2012.

BEING a portion of the property conveyed to Grantor by deed of record as Instrument No. 20121005-0091444, Register's Office for Davidson County, Tennessee.

EXHIBIT B
TITLE EXCEPTIONS

1. Application for Greenbelt Assessment of record in Book 5612, page 22, Book 8860, page 489 and Book 10422, page 519, Register's Office for Davidson County, Tennessee.

2. Easement for Electric power transmission line of record in Book 2276, page 60, said Register's Office.

3. Easement for 50 foot right of way and access of record in Book 2201, page 634, said Register's Office.

4. Non-exclusive easement for access, ingress, egress and utilities granted to Oman Construction Company, Inc. of record in Book 9184, page 868, said Register's Office.

5. Matters shown on the survey entitled Boundary and New Tract Division Survey of Bright Hour Farm – Radnor Lake State Natural Area, prepared by Boyd B. Gibbs, RLS #1598, dated December 10, 2012.