SPECIAL WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARRSP
Recvd: 01/14/13 15:05 5 pgs
Fees:27.00 Taxes:0.00
20130114-0004447

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	085-00-0/006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Conservation Fund, a Maryland non-profit corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. GRANTOR covenants that, subject to the matters set forth on Exhibit B, GRANTOR is lawfully seized and possessed of land in fee simple, has a good right to convey it, and the same is unencumbered.

WITNESS our hands on January 11, 2013.

THE CONSERVATION FUND, a Maryland nonprofit corporation

BY: Elizabeth G. Engle
ITS: Assistant Secretary

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Arlington

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Elizabeth G. Engle, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Asst. Sec. of THE CONSERVATION FUND, a Maryland nonprofit corporation, the within named bargainor, and that he/she as such Asst. Sec. executed the foregoing instrument for the purposes therein contained, by signing for THE CONSERVATION FUND, a Maryland nonprofit corporation by himself/herself as Asst. Sec..

WITNESS MY HAND AND OFFICIAL SEAL, this the 11TH day of January, 2013.

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

NOTARY PUBLIC

My Commission Expires: 7/31/15

EXHIBIT A

A tract of land in the 14 Council District, Davidson County, Tennessee, being the same property conveyed from Gayron C. Lytle and Naomi D. Lytle to The Conservation Fund, dated December 21, 2012 and recorded December 21, 2012, of record in Instrument No. 20121221-0118040, Register's Office for Davidson County, Tennessee. Being further bounded on all sides by the waters of Cumberland and Stones River at low water elevation of 384.1 per the U.S. Army Corps of Engineers also bounded on the north by Tom D. & Linda Binns and Mary K. Binns Tract as recorded in Instrument Number 201205020037822, Register's Office Davidson County, Tennessee,(RODC), on the east by Metropolitan Government of Nashville and Davidson County as recorded in Instrument Number 201201200005880, RODC, by the western Right of Way (ROW) of Stones River Road, by the Metropolitan Government of Nashville and Davidson County as recorded in Instrument Number 200010170103103, RODC. Tract being described according to a survey dated November 13, 2012 by Heery International, Robert M. Searson survey or (license number 1666) as follows:

POINT OF BEGINNING being an 3/4" iron rod old at the northwestern corner of the said Metropolitan Government of Nashville and Davidson County; thence along the western line of the said Metropolitan Government of Nashville and Davidson County tract South 02°39'55" East 816.85 feet to a 1/2" iron rod old; thence South 02°49'29" East 682.31 feet to an iron rod old; thence South 04°41'56" East 39.26 feet to an 1/2" iron rod old; thence South 09°22'26" East 193.45 feet to an iron rod new at the terminus of Stones River Road ROW; thence along the western margin of said Stones River Road ROW South 43°10'50" West 26.65 Feet to an iron rod new; thence South 13°08'59" East 60.70 feet to an 1" iron pipe old; thence South 35°05'39" East 276.33 feet to an 1/2" iron rod old; thence leaving said Row with the western line of the said Metropolitan Government of Nashville and Davidson County tract South 44°52'58" West 581.79 feet to an 1" iron rod old; thence South 23°40'20" East 506.88 feet past an iron rod old to the low water mark of the said Stones River; thence along said low water mark at elevation 384.1 South 40°48'25" West 234.58 feet to a point; thence South 37°18'57" West 250.26 feet to a point; thence South 31°32'00" west 392.86 feet to a point; thence South 16°05'21" West 803.72 feet to a point; thence South 14°37'55" West 415.03 feet to a point; thence South 13°53'01" West 375.12 feet to a point; thence South 10°50'51" West 354.02 feet to a point; thence South 06°22'36" West 386.42 feet to a point; thence South 02°30'36" West 391.19 feet to a point; thence South 13°52'35" West 377.55 feet to a point; thence South 23°58'34" West 391.81 feet to a point; thence South 29°30'46" West 581.40 feet to a point; thence South 43°00'32" West 433.09 feet to a point; thence South 66°13'05" West 641.31 feet to a point; thence South 77°19'35"West 430.73 feet to a point; thence North 86°37'51" West 414.05 feet to a point; thence North 64°22'30" West 414.40 feet to a point; thence North 49°46'09" West 445.63 feet to a point; thence North 41°11'54" West 376.42 feet to a point; thence North 33°42'37" West 409.39 feet to a point; thence North 17°17'25" West 440.37 feet to a point; thence North 04°46'17" West 410.84 feet to a point; thence North 03°18'30" East 401.98 feet to a point; thence North 15°51'47" East 406.99 feet to a point; thence North 20°35'21" East 401.88 feet to a point; thence North 20°28'33" East 449.18 feet to a point; thence North 16°41'45" East 286.69 feet to a point; thence North 19°54'38" East 405.42 feet to a point; thence North 18°58'03" East 395.97 feet to a point; thence North 08°25'22" East 369.97 feet to a point; thence North 01°26'29" East 308.91 feet to a point; thence North 04°35'16" West 97.10 feet to a point; thence North 13°14'14" East 388.76 feet to a point; thence North 17°30'05" East 380.50 feet to a point; thence North 23°03'09" East 397.05 feet to a point; thence North 19°10'56" East 356.42 feet to a point; thence North 09°02'08" East 412.93 feet to a point; thence North 09°27'04" West 316.44 feet to a point; thence North 28°28'05" West 61.88 feet to a point; thence North 07°05'37" East 62.51 feet to a point on the low water mark of the Cumberland River (384.1); thence along said Cumberland River low water mark elevation of 384.1 North 65°31'01" East 154.96 feet to a point; thence North 73°53'48" East 459.17 feet to a point; thence North 75°38'41" East 922.35; thence North 83°23'03" East 167.50 feet to a point; thence South 85°29'04" East 123.54 feet to a point; thence North 85°00'19" East 194.49 feet to a point on the southern line of the said Tom D. & Linda Binns and Mary K. Binns Tract; thence along said southern line North 85°00'19" East 1349.84 feet to the point of beginning.

Containing 26,445,610 square feet or 607.11 acres.

This parcel is derived from property conveyed to Gayron C. Lytle and wife, Naomi D. Lytle, by deed from Meritbane Development corporation (formerly known as Hardin Service Corporation), of record in Book 8501, page 156, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Mary Ann Taylor, recorded at Instrument No. 20070227-0024293, Register's Office for Davidson County, Tennessee. For further reference, see Quitclaim Deed recorded at Instrument No. 20100226-0014830, said Register's Office.

Together with and subject to the rights and olbigations 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", 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, 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, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Flowage/meanderings/riparian rights for Cumberland River and Stones River.
2. Flowage easements to USA of record in Book 2296, page 242, Book 2276, page 433 and in Book 2244, page 399, said Register's Office.
3. Electric permit/agreement/restriction of record in Book 8886 page 706, said Regsiter's Office.
4. Greenbelt applications of record in Book 8902, page 184, Book 8902, page 186, Book 8902, page 187, Book 8955, pages 510-523, and Instrument No. 20110303-0017151, said Register's Office.
5. Declarations of covenants and restrictions of record in Book 7292, page 985, said Register's Office.
6. Easements and restrictions of record in Book 5110, page 523, said Register's Office.
7. Nonexclusive easement of record in Book 7292, page 968, said Register's Office.
8. Water line easement of record in Instrument Number 20010718-0076217, said Register's Office.
9. Greenway Easements/agreements or record in Instrument Number 20030624-0086939, said Register's Office.
10. Appurtenant 50 foot right of way easement of record in Book 5243, page 698 and Instrument Number 20010226-0014830, said Register's Office. 50 foot right of way easement dedicated by Davidson County Chancery Court decree of record in minute Book 226, page 13, said Register's Office.
11. All matters shown on the survey dated November 12, 2012, prepared by Robert M. Searson, TN Registered Surveyor's No. 1666, of Littlejohn Engineering Associates.
12. All requirements, restrictions, encumbrances, and other matters as indicated on the Option to Purchase Real Property to the Metropolitan Government of Nashville and Davidson County, Tennessee from The Conservation Fund dated November 26, 2012, including but not limited to the agreement to name the Property "Lytle Park" in perpetuity and to designate the Property in official records and on official signage use on or in connection with the Property.
13. All requirements, restrictions, encumbrances, and other matters as indicated on the Contract for Sale of Real Estate from Gayron Lytle and Naomi Lytle to THE CONSERVATION FUND dated September 8, 2012, including but not limited to the following – responsibility of Gayron Lytle and Naomi Lytle to remove all personal property on or before February 28, 2013; responsibility of Gayron Lytle and Namoi Lytle to remove all cattle on or before February 28, 2013; lease between Gayron Lytle and Namoi Lytle and THE CONSERVATION FUND allowing for the continued pasturing of cattle until February 28, 2013; and responsibility of Gayron Lytle and Namoi Lytle and THE CONSERVATION FUND to cooperate in good faith to identify and agree upon the location of fencing, rocks, vegetation, and similar natural materials that Gayron Lytle and Naomi Lytle may remove on or before February 28, 2013.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY