Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Avenue North Nashville, Tennessee 37243-0299	Tax Map and Parcel 159-72&244	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED
TRANSACTION NUMBERS 12-11-005

FOR AND IN CONSIDERATION of the sum of TWO MILLION NINE HUNDRED NINETY NINE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND NO/100 ($2,999,550.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THE LAND TRUST FOR TENNESSEE, INC., a Tennessee not-for-profit corporation,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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 on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns 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.

This is unimproved property, Oman Drive, Nashville, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130040556 DEEDWARR
Recvd: 05/15/13 13:30 10 pgs
Fees:52.00 Taxes:0.00
20130515-0049044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $2,999,550.00, State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 9th day of May, 2013.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

WITNESS, this 9 day of May, 2013

The Land Trust for Tennessee, Inc., a Tennessee not-for-profit corporation.

Jean C. Nelson, President

Jean C. Nelson

President
TITLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of May, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jean C. Nelson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the President of The Land Trust for Tennessee Inc., a Tennessee not-for-profit corporation as such President being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name, by the said Jean C. Nelson, as such President .

Witness my hand and official seal on this the 9th day of May, 2013.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT A
TRANSACTION NUMBER 12-11-005

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 47 minutes 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 feet 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 N 01 degrees 06 minutes 00 seconds W 296.00 feet; N 04 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 the same property conveyed to The Land Trust for Tennessee, Inc., a Tennessee non-for-profit corporation recorded in Instrument Number 20121231-0120664, Register's Office for Davidson County, Tennessee.

Grantor hereby further quitclaims, without any warranties of title, the following:

Radnor Lake Natural Area 40 acre Tract Portions of Map 159, Parcels 72 & 244

Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, a portion of The Land Trust of Tennessee, Inc. property as recorded in Instrument Number 20121231-0120664, 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 at a Concrete Monument old at the northeast corner of the tract herein described, having coordinates referenced to the Tennessee Coordinate System (N.A.D. 1983), being North 626,710.5294 and East 1,731,047.5179, 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 the Vanderbilt property along the westerly lines of the State of Tennessee property (Radnor Lake Natural Area) as recorded in Deed Book 5453 page 485 and Deed Book 10294, page 407 for the following 9 call:
South 07 degrees 05 minutes 56 seconds West 349.00 feet to an iron pipe;
South 65 degrees 16 minutes 49 seconds East 217.00 feet to an iron pipe;
South 17 degrees 48 minutes 59 seconds East 427.85 feet to an iron pipe;
South 30 degrees 23 minutes 56 seconds West 503.42 feet to an iron pin;
South 01 degrees 06 minutes 24 seconds East 451.43 feet to an iron pin;
South 84 degrees 31 minutes 19 seconds East 528.77 feet to an iron pin;
South 18 degrees 35 minutes 40 seconds East 135.55 feet to an iron pin;
South 70 degrees 14 minutes 25 seconds East 328.25 feet to an iron pipe;
South 39 degrees 45minutes 55 seconds East 263.46 feet to an iron pin;

Thence, along new division lines severing the Bright Hour Trust property of record in Instrument No. 20001214-0123115 and the Key Investments Inc. property of record in Instrument No. 20121005-0091444 for the following 15 calls:
South 86 degrees 35 minutes 35 seconds West 1479.26 feet to an iron pin old, passing an iron pin old at 229.25 feet;
North 13 degrees 30 minutes 27 seconds West 608.70 feet to an iron pin old;
North 17 degrees 17 minutes 12 seconds West 139.30 feet to an iron pin old;
North 46 degrees 43 minutes 52 seconds East 271.75 feet to an iron pin old;
North 41 degrees 30 minutes 02 seconds East 123.15 feet to an iron pin old;

North 59 degrees 37 minutes 32 seconds East 235.35 feet to an iron pin old;
North 76 degrees 49 minutes 32 seconds East 133.90 feet to an iron pin old;
North 05 degrees 49 minutes 43 seconds West 190.40 feet to an iron pin old;
North 07 degrees 31 minutes 28 seconds West 168.45 feet to an iron pin old;
North 20 degrees 11 minutes 04 seconds West 236.75 feet to an iron pin old;
South 47 degrees 13 minutes 35 seconds West 448.80 feet to an iron pin old;
South 72 degrees 27 minutes 41 seconds West 127.20 feet to an iron pin old;
North 67 degrees 10 minutes 00 seconds West 326.35 feet to an iron pin old;
North 55 degrees 36 minutes 55 seconds West 148.35 feet to an iron pin old;
North 39 degrees 35 minutes 35 seconds West 160.20 feet to an iron pin old on the easterly right of way of Oman Drive;

Thence, along the easterly margin of Oman Drive for the following 2 calls:
Along a curve to the left having a radius of 236.54 feet, an arc length of 116.36 feet, a chord bearing and distance of North 30 degrees 52 minutes 59 seconds East 115.19 feet to an iron pin and cap new stamped corner number 47;
Along a curve to the left having a radius of 308.75 feet, an arc length of 104.95 feet, a chord bearing and distance of North 07 degrees 03 minutes 07 seconds East 104.45 feet to an iron pin and cap new stamped corner number 46;

Thence, leaving Oman Drive and generally following a chain link fence around the Metro Water Tank Lot owned by Metro Government of record in CD 892290 for the following 4 calls:
North 89 degrees 13 minutes 30 seconds East 141.47 feet to an iron pin old;
North 00 degrees 49 minutes 11 seconds West 124.97 feet to an iron pin old;
North 49 degrees 18 minutes 37 seconds West 201.03 feet to an iron pin old;
South 87 degrees 09 minutes 01 seconds West 18.66 feet to an iron pin and cap new stamped corner number 42 and being on the easterly right of way of Oman Drive;

Thence, leaving the Metro Water Tank Lot and running along said margin of Oman Drive for the following 4 calls:
North 01 degrees 03 minutes 37 seconds West 296.03 feet to an iron pin and cap new stamped corner number 41;
North 04 degrees 36 minutes 25 seconds East 100.00 feet to an iron pin and cap new stamped corner number 40;

Along a curve to the right having a radius of 62.00 feet, an arc length of 115.05 feet a chord bearing and distance of North 57 degrees 46 minutes 25 seconds East 99.24 feet to an iron pin and cap new stamped corner number 39;
South 69 degrees 03 minutes 35 seconds East 206.00 feet to an iron pin old;

Thence, leaving Oman Drive along the lines of the Vanderbilt University Dyer Observatory of record in Deed Book 2196, page 332 and Deed Book 1968, page 84 for the following 14 calls:
South 61 degrees 52 minutes 47 seconds West 121.30 feet to a concrete monument old;
South 12 degrees 18 minutes 26 seconds West 92.67 feet to a concrete monument old;
South 05 degrees 14 minutes 33 seconds East 181.43 feet to a concrete monument old;
South 24 degrees 55 minutes 03 seconds East 121.18 feet to a concrete monument old;
South 42 degrees 06 minutes 49 seconds East 116.80 feet to a concrete monument old;
South 15 degrees 08 minutes 36 seconds East 128.35 feet to a concrete monument old;
South 11 degrees 16 minutes 21 seconds East 107.94 feet to a concrete monument old;
South 47 degrees 49 minutes 11 seconds East 95.85 feet to a concrete monument old;
North 86 degrees 57 minutes 06 seconds East 88.90 feet to a concrete monument old;
North 20 degrees 26 minutes 54 seconds East 95.00 feet to a concrete monument old;
North 14 degrees 40 minutes 02 seconds West 129.73 feet to a concrete monument old;
North 01 degrees 37 minutes 10 seconds East 204.85 feet to a concrete monument old;
North 43 degrees 06 minutes 55 seconds East 264.05 feet to a concrete monument old;
South 82 degrees 09 minutes 54 seconds East 323.85 feet to the POINT OF BEGINNING and containing 39.994 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 2-5-13.

Exhibit B
Transaction Numbers 12-11-005
Permitted Encumbrances

1. Taxes for the year 2013 and subsequent years.
2. Easement for 50 ft., right-of-way and access easement of record in Book 2201, page 634, Register's Office for Davidson County, Tennessee, as shown on survey.
3. Subject to the following matters shown on the Boundary & New Tract Division Survey of Bright Hour Farm-Radnor Lake State Natural Area survey by Boyd B. Gibbs, RLS #1598, 106 Public Square, Centerville, Tennessee, dated December 2012, (a) fences in southeast corner of property and in the middle of the property; (b) overhead electric line in north west corner of property (as shown on survey by HFR Design, P. O. Box 1974, Brentwood, Tennessee 37024-1974.

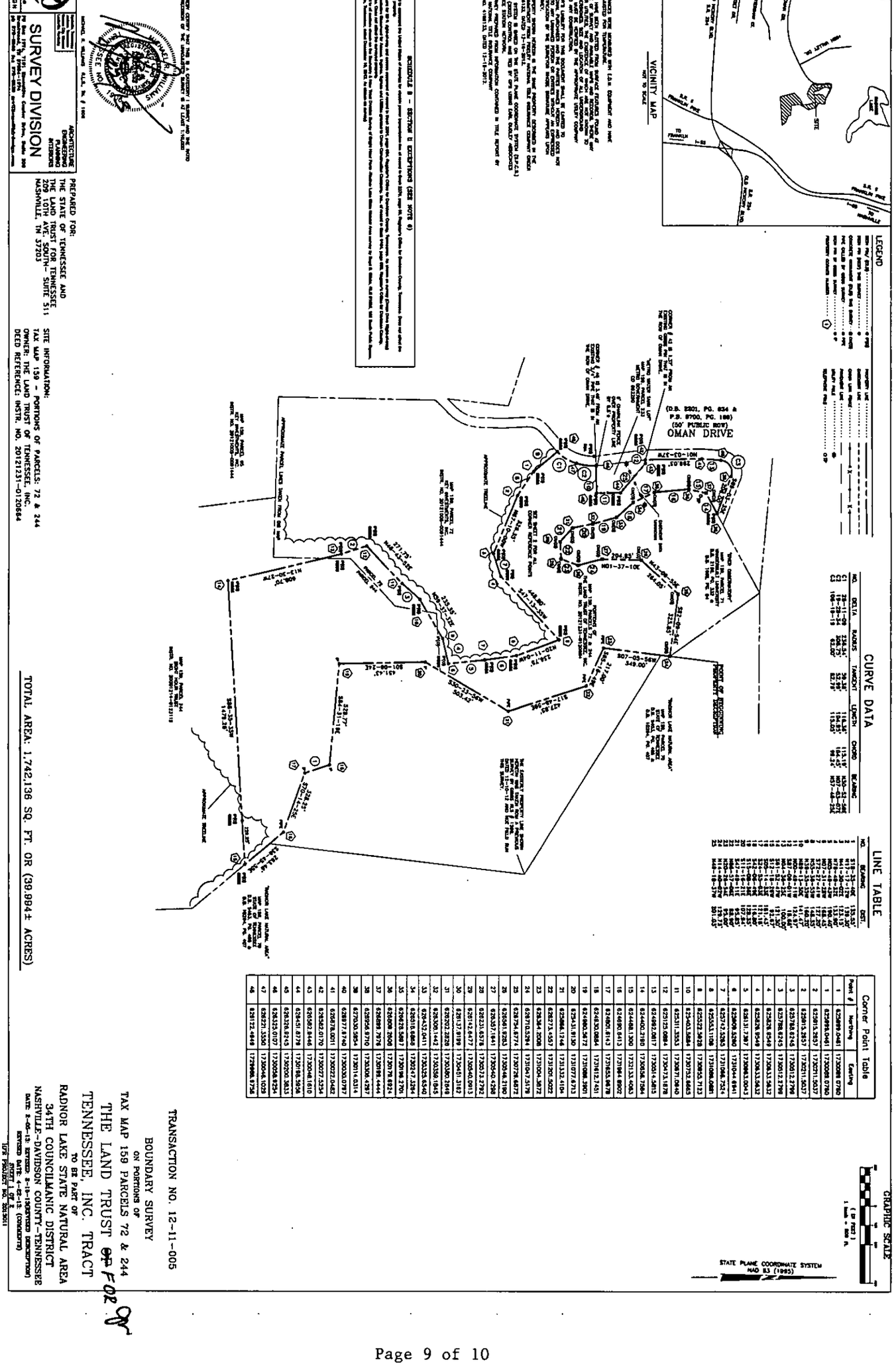

VICINITY MAP
NOT TO SCALE
LEGEND
CURVE DATA
LINE TABLE
OMAN DRIVE
(D.B. 2201, PG. 834 & P.B. 8700, PG. 188) (50' PUBLIC ROW)
GRAPHIC SCALE
STATE PLANE COORDINATE SYSTEM NAD 83 (1995)
NOTES:
SCHEDULE B - SECTION II EXCEPTIONS (SEE NOTE 6)
PREPARED FOR:
THE LAND TRUST FOR TENNESSEE
209 10TH AVE. SOUTH - SUITE 511
NASHVILLE, TN 37203
SURVEY DIVISION
SITE INFORMATION:
TAX MAP 159 - PORTIONS OF PARCELS: 72 & 244
OWNER: THE LAND TRUST OF TENNESSEE, INC.
DEED REFERENCE: INSTR. NO. 20121231-0120684
TOTAL AREA: 1,742,136 SQ. FT. OR (39.994± ACRES)
TRANSACTION NO. 12-11-005
BOUNDARY SURVEY
ON PORTIONS OF
TAX MAP 159 PARCELS 72 & 244
THE LAND TRUST FOR TENNESSEE, INC. TRACT
TO BE PART OF
RADNOR LAKE STATE NATURAL AREA
34TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE

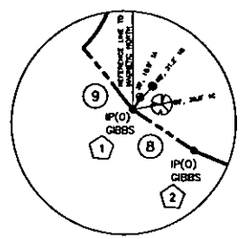
EXHIBIT C

TRANSACTION NUMBER 12-11-005

PROPERTY CORNER REFERENCE POINT TABLE			
CORNER NO.	REFERENCE POINT (REF-A)	BEARING FROM MAGNETIC NORTH & DISTANCE FROM CORNER TO REFERENCE POINT	TREE SIZE AND TYPE
1	A	30 DEG. 18.0'	8" WALNUT
1	B	40 DEG. 31.2'	8" HACKBERRY
1	C	80 DEG. 30.0'	16" HACKBERRY
2	A	28 DEG. 27.3'	6" ELM
2	B	28 DEG. 1.1'	10" ELM
2	C	325 DEG. 9.4'	12" ELM
3	A	348 DEG. 15.4'	12" CEDAR
3	B	325 DEG. 4.0'	18" BODOCK
3	C	310 DEG. 30.0'	8" ELM
4	A	348 DEG. 27.0'	6" HACKBERRY
4	B	325 DEG. 28.0'	18" OAK
4	C	310 DEG. 32.0'	18" OAK
5	A	325 DEG. 28.0'	20" HACKBERRY
5	B	75 DEG. 15.0'	16" HACKBERRY
5	C	125 DEG. 5.0'	10" OAK
6	A	70 DEG. 18.5'	18" HACKBERRY
6	B	125 DEG. 27.0'	12" HACKBERRY
6	C	140 DEG. 34.0'	12" HACKBERRY
7	A	170 DEG. 15.0'	24" HACKBERRY
7	B	42 DEG. 4.5'	8" OAK
7	C	38 DEG. 8.5'	10" OAK
8	A	210 DEG. 18.5'	14" OAK
8	B	95 DEG. 32.0'	18" OAK
8	C	80 EDG. 30.0'	24" HACKBERRY
9	A	225 DEG. 19.0'	10" OAK
9	B	140 DEG. 38.0'	12" OAK
9	C	125 DEG. 21.0	6" OAK
10	A	85 DEG. 29.0'	14" HICKORY
10	B	170 DEG. 17.0'	8" OAK
10	C	210 DEG. 27.0'	10" OAK
11	A	120 DEG. 22.0'	20" HICKORY
11	B	72 DEG. 32.0'	8" CEDAR
11	C	70 DEG. 44.0'	20" OAK
12.	A	105 DEG. 23.5'	8" BIRCH
12	B	100 DEG. 40.0'	16" OAK
12	C	65 DEG. 39.0'	8" ELM
13	A	15 DEG. 12.8'	14" OAK
13	B	30 DEG. 19.8'	14" HICKORY
13	C	85 DEG. 32.8'	16" ELM
14	A	345 DEG. 1.5'	8" ELM
14	B	290 DEG. 47.5'	12" OAK
14	C	300 DEG. 43.0'	10" HACKBERRY
15	A	10 DEG. 27.7'	12" HACKBERRY
15	B	20 DEG. 16.0'	8" HACKBERRY
15	C	30 DEG. 24.0'	8" HACKBERRY
24	A	190 DEG. 40.0'	14" OAK
24	B	210 DEG. 49.0'	10" OAK
24	C	215 DEG. 49.0'	10" OAK
25	A	180 DEG. 6.0'	12" OAK
25	B	175 DEG. 30.0'	18" OAK
25	C	215 DEG. 28.0'	18" OAK
26	A	115 DEG. 19.0'	8" ELM
26	B	110 DEG. 30.0'	18" HICKORY
26	C	55 DEG. 34.0'	10" HICKORY
27	A	25 DEG. 27.2'	12" HICKORY
27	B	130 DEG. 18.5'	8" OAK
27	C	155 DEG. 21.0'	14" OAK
28	A	110 DEG. 14.0'	12" ELM
28	B	60 DEG. 28.0'	8" HICKORY
28	C	40 DEG. 31.5'	8" ELM

PROPERTY CORNER REFERENCE POINT TABLE			
CORNER NO.	REFERENCE POINT (REF-A)	BEARING & DISTANCE FROM CORNER TO REFERENCE POINT	TREE SIZE AND TYPE
29	A	240 DEG. 25.6'	10 OAK
29	B	110 DEG. 12.6'	18" OAK
29	C	65 DEG. 24.0'	8" HICKORY
30	A	280 DEG. 13.6'	6" HICKORY
30	B	270 DEG. 17.0'	12" CEDAR
30	C	155 DEG. 16.0'	6" OAK
31	A	300 DEG. 20.5'	8" HICKORY
31	B	270 DEG. 28.0'	20" HICKORY
31	C	180 DEG. 22.6'	10" HICKORY
32	A	245 DEG. 27.5'	12" HICKORY
32	B	285 DEG. 32.0'	10" HICKORY
32	C	325 DEG. 25.0'	8" HICKORY
33	A	320 DEG. 11.0'	8" HICKORY
33	B	280 DEG. 8.0'	10" HICKORY
33	C	210 DEG. 23.0'	8" HICKORY
34	A	190 DEG. 10.0'	10" HICKORY
34	B	220 DEG. 19.5'	12" HICKORY
34	C	345 DEG. 24.0'	10" HICKORY
35	A	250 DEG. 10.0'	14" HICKORY
35	B	310 DEG. 23.0'	16" HICKORY
35	C	305 DEG. 37.0'	8" HICKORY
36	A	220 DEG. 24.6'	24" HICKORY
36	B	280 DEG. 39.0'	12" HICKORY
36	C	335 DEG. 16.0'	10" HICKORY
37	A	265 DEG. 19.0'	12" HICKORY
37	B	280 DEG. 33.0'	14" HICKORY
37	C	325 DEG. 32.3'	12" HICKORY
38	A	300 DEG. 43.0'	16" OAK
38	B	280 DEG. 48.5'	16" OAK
38	C	270 DEG. 53.0'	8" HICKORY
39	A	280 DEG. 13.5'	12" HICKORY
39	B	190 DEG. 28.0'	8" OAK
39	C	140 DEG. 15.0'	10" ELM
40	A	35 DEG. 17.0'	14" ELM
40	B	90 DEG. 47.0'	10" HICKORY
40	C	150 DEG. 12.0'	4" HICKORY
* 41	A	135 DEG. 28.0'	16" HICKORY
41	B	125 DEG. 8.0'	8" HICKORY
41	C	45 DEG. 17.0'	14" ELM
42	A	50 DEG. 9.8'	8" ELM
42	B	20 DEG. 17.5'	8" ELM
42	C	15 DEG. 22.1'	8" ELM
43	A	345 DEG. 13.5'	8" ELM
43	B	315 DEG. 12.0'	8" ELM
43	C	265 DEG. 12.0'	8" ELM
44	A	285 DEG. 33.0'	10" HICKORY
44	B	330 DEG. 29.0'	10" HICKORY
44	C	10 DEG. 25.0'	14" OAK
45	A	95 DEG. 10.5'	12" OAK
45	B	100 DEG. 4.8'	12" HICKORY
45	C	130 DEG. 15.4'	12" HICKORY
46	A	135 DEG. 39.0'	6" HACKBERRY
46	B	120 DEG. 41.3'	16" OAK
46	C	90 DEG. 25.0'	18" OAK
47	A	85 DEG. 21.0'	8" OAK
47	B	70 DEG. 21.0'	8" HACKBERRY
47	C	55 DEG. 17.5'	6" HACKBERRY
48	A	NO NEARBY TREES	
48	B	NO NEARBY TREES	
48	C	NO NEARBY TREES	

PROPERTY CORNER REFERENCE EXAMPLE
NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

STATE PLANE COORDINATE SYSTEM
NAD 83 (1993)

PROPERTY DESCRIPTION
TRANSACTION NO. 12-11-005

Radnor Lake Natural Area 40 acre Tract Portions of Map 159, Parcels 72 & 244

Being a parcel of land located in Murfreesboro Nashville - Davidson County, Tennessee, a portion of The Land Trust of Tennessee, Inc. property as recorded in Instrument Number 2012123I-0120664, bounded on the west by Oman Drive, a Metro Water and Sewer lot, and Katy Investments, Inc., north by Oman Drive and the Vanderbilt University Dyer Observatory property, east by Radnor Lake State Natural Area, south by Katy Investments, Inc., being more particularly described as follows:

Beginning at a Concrete Monument old at the northeast corner of the tract herein described, having coordinates referenced to the Tennessee Coordinate System (N.A.D. 1983), being North 826,710.5294 and East 1,781,047.5179, said point also being the most easterly corner of the Vanderbilt University property and point of beginning for a 7.2 acre tract as recorded in Deed Book 12668 page 84 and a 1.2 acre tract as recorded in Deed Book 2108 page 822;

Thence, leaving the Vanderbilt property along the westerly lines of the State of Tennessee property (Radnor Lake Natural Area) as recorded in Deed Book 5453 page 485 and Deed Book 102294, page 407 for the following 9 calls:
South 07 degrees 05 minutes 58 seconds West 349.00 feet to an iron pipe;
South 05 degrees 18 minutes 48 seconds East 217.00 feet to an iron pipe;
South 17 degrees 48 minutes 58 seconds East 427.85 feet to an iron pipe;
South 30 degrees 25 minutes 58 seconds West 503.42 feet to an iron pin;
South 01 degrees 08 minutes 34 seconds East 451.43 feet to an iron pin;
South 84 degrees 31 minutes 18 seconds East 538.77 feet to an iron pin;
South 18 degrees 36 minutes 40 seconds East 135.86 feet to an iron pin;
South 79 degrees 14 minutes 25 seconds East 228.25 feet to an iron pipe;
South 39 degrees 45minutes 05 seconds East 283.48 feet to an iron pin;

Thence, along new division lines passing the Bright View Trust property of record in Instrument No. 20001214-0123115 and the Katy Investments Inc. property of record in Instrument No. 20121005-0091444 for the following 15 calls:
South 89 degrees 35 minutes 35 seconds West 1479.26 feet to an iron pin old, passing an iron pin old at 228.25 feet;
North 13 degrees 30 minutes 27 seconds West 606.70 feet to an iron pin old;
North 17 degrees 17 minutes 12 seconds West 139.30 feet to an iron pin old;
North 46 degrees 43 minutes 32 seconds East 771.78 feet to an iron pin old;
North 41 degrees 30 minutes 02 seconds East 123.15 feet to an iron pin old;
North 66 degrees 37 minutes 33 seconds East 235.35 feet to an iron pin old;
North 76 degrees 49 minutes 32 seconds East 133.80 feet to an iron pin old;
North 05 degrees 49 minutes 43 seconds West 190.40 feet to an iron pin old;
North 07 degrees 31 minutes 28 seconds West 188.43 feet to an iron pin old;
North 20 degrees 11 minutes 04 seconds West 236.75 feet to an iron pin old;
South 47 degrees 13 minutes 35 seconds West 448.80 feet to an iron pin old;
South 72 degrees 27 minutes 41 seconds West 127.20 feet to an iron pin old;
North 67 degrees 10 minutes 00 seconds West 126.35 feet to an iron pin old;
North 84 degrees 36 minutes 56 seconds West 148.35 feet to an iron pin old;
North 39 degrees 36 minutes 35 seconds West 180.30 feet to an iron pin old on the easterly right of way of Oman Drive;

Thence, along the easterly margin of Oman Drive for the following 2 calls:
Along a curve to the left, having a radius of 230.54 feet, an arc length of 118.36 feet, a chord bearing and distance of North 30 degrees 52 minutes 58 seconds East 115.19 feet to an iron pin and cap now stamped corner number 47;
Along a curve to the left, having a radius of 208.78 feet, an arc length of 104.86 feet, a chord bearing and distance of North 07 degrees 03 minutes 07 seconds East 104.45 feet to an iron pin and cap now stamped corner number 46;

Thence, leaving Oman Drive and generally following a chain link fence around the Metro Water Tank Lot owned by Metro Government of record in CD 882280 for the following 4 calls:
North 88 degrees 13 minutes 30 seconds East 141.47 feet to an iron pin old;
North 00 degrees 49 minutes 11 seconds West 134.97 feet to an iron pin old;
North 46 degrees 18 minutes 37 seconds West 201.03 feet to an iron pin old;
South 87 degrees 09 minutes 01 seconds West 18.66 feet to an iron pin and cap now stamped corner number 42 and being on the easterly right of way of Oman Drive;

Thence, leaving the Metro Water Tank Lot and running along said margin of Oman Drive for the following 4 calls:
North 01 degrees 03 minutes 37 seconds West 298.03 feet to an iron pin and cap now stamped corner number 41;
North 04 degrees 36 minutes 25 seconds East 100.00 feet to an iron pin and cap now stamped corner number 40;
Along a curve to the right having a radius of 62.00 feet, an arc length of 115.05 feet, a chord bearing and distance of North 57 degrees 46 minutes 25 seconds East 99.24 feet to an iron pin and cap now stamped corner number 39;
South 88 degrees 03 minutes 35 seconds East 206.00 feet to an iron pin old;

Thence, leaving Oman Drive along the lines of the Vanderbilt University Dyer Observatory of record in Deed Book 2136, page 332 and Deed Book 1088, page 84 for the following 14 calls:
South 61 degrees 52 minutes 47 seconds West 121.30 feet to a concrete monument old;
South 12 degrees 18 minutes 26 seconds West 62.67 feet to a concrete monument old;
South 09 degrees 14 minutes 33 seconds East 181.43 feet to a concrete monument old;
South 24 degrees 55 minutes 03 seconds East 121.18 feet to a concrete monument old;
South 42 degrees 06 minutes 49 seconds East 118.80 feet to a concrete monument old;
South 15 degrees 08 minutes 36 seconds East 138.36 feet to a concrete monument old;
South 11 degrees 18 minutes 21 seconds East 107.84 feet to a concrete monument old;
South 47 degrees 49 minutes 11 seconds East 96.86 feet to a concrete monument old;
North 86 degrees 57 minutes 06 seconds East 88.90 feet to a concrete monument old;
North 20 degrees 28 minutes 54 seconds East 95.00 feet to a concrete monument old;
North 14 degrees 40 minutes 02 seconds West 128.73 feet to a concrete monument old;
North 01 degrees 37 minutes 10 seconds East 204.85 feet to a concrete monument old;
North 43 degrees 06 minutes 55 seconds East 264.05 feet to a concrete monument old;
South 62 degrees 09 minutes 54 seconds East 223.85 feet to the POINT OF BEGINNING and containing 38.994 acres, more or less, according to a survey by HPR Design, Inc., Michael R. Williams, TN RLS #13108, dated 3-5-13.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 2108
3/5/13

MICHAEL R. WILLIAMS R.L.S., TN # 2108

HPR DESIGN
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
SURVEY DIVISION
PO Box 1976, 7101 Executive Center Drive, Suite 300
Brentwood, TN 37024-1976
ph 615-850-8900 fax 615-850-8930 survey@hpr-design.com

PREPARED FOR:
THE STATE OF TENNESSEE AND
THE LAND TRUST FOR TENNESSEE
209 10TH AVE. SOUTH- SUITE 511
NASHVILLE, TN 37203

SITE INFORMATION:
TAX MAP 159 - PORTIONS OF PARCELS: 72 & 244
OWNER: THE LAND TRUST OF TENNESSEE, INC.
DEED REFERENCE: INSTR. NO. 2021231-0120664

TRANSACTION NO. 12-11-005

BOUNDARY SURVEY
ON PORTIONS OF
TAX MAP 159 PARCELS 72 & 244
THE LAND TRUST ~~OF~~ FOR
TENNESSEE, INC. TRACT
TO BE PART OF
RADNOR LAKE STATE NATURAL AREA
34TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 2-05-13: REVISED: 2-19-13(REVISED DESCRIPTION)
REVISED DATE: 4-22-13: (COMMENTS)

SHEET 2 OF 2
HPR PROJECT NO. 2013011