Do Not Publish

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 Portion of 159-072.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 13-06-013

FOR AND IN CONSIDERATION of the sum of ONE MILLION SEVEN HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1,762,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KEY INVESTMENTS II, INC., a Tennessee corporation (formerly Key Investments, Inc.)** ("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 improved property, containing 23.50 acres located at Radnor Lake Natural Area, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140017122 DEEDWARR
Recvd: 03/13/14 12:55 9 pgs
Fees:47.00 Taxes:0.00
20140313-0021114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $1,762,500.00, State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 13th day of March, 2014.

Notary Public

My Commission Expires: _____

Witness, this 13th day of March, 2014

KEY INVESTMENTS II, INC., a Tennessee corporation (formerly Key Investments, Inc.)

BY: _____
Jamie Sochovka, President & CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of March, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jamie Sochovka** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged himself to be the President of **KEY INVESTMENTS II, INC., a Tennessee corporation (formerly Key Investments, Inc.)** the within named bargainor, a corporation, and that he as such President & CEO 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 **Jamie Sochovka** as such President & CEO.

Witness my hand and official seal on this the 13th day of March, 2014.

Notary Public

Commission Expires: _____

EXHIBIT A
Transaction Number 13-06-013

Radnor Lake Natural Area 23.5 acre Tract Portion of Map 159, Parcel 72

Being a portion of Map 159, Parcel 72, land located in Metropolitan Nashville - Davidson County, Tennessee, a portion of the property owned by Key Investments, Inc. as recorded in Instrument Number 20121005-0091444, bounded on the west by Oman Drive, on the south and west by Map 159, Parcel 73 and the remaining portion of Parcel 72 being the property of Key Investments, Inc., on the north and east by Map 159, Parcel 268 property of the State of Tennessee (Radnor Lake Natural Area) of record in Instrument Number 20130515-0049044 and being more particularly described as follows:

Beginning at an iron pin old, being in the south right-of-way of Oman Drive and being the northwest corner of the herein described tract and a common corner with the above mentioned Parcel 268 Radnor Lake Natural Area property, said point of beginning having coordinates referenced to the Tennessee Coordinate System
(N.A.D. 1983), North 626,122.4949 and East 1,729,986.9758 and being corner stamped number 48 as shown on a survey by HFR Design, Inc. by Michael R. Williams, TN RLS # 1906, dated 10-21-13;

Thence leaving Oman Drive and running with the common line to Radnor Lake Natural Area for the following 12 calls:
South 39 degrees 35 minutes 35 seconds East 160.20 feet to an iron pin old corner number 1;
South 55 degrees 36 minutes 55 seconds East 148.35 feet to an iron pin old corner number 2;
South 67 degrees 10 minutes 00 seconds East 326.35 feet to an iron pin old corner number 3;
North 72 degrees 27 minutes 41 seconds East 127.20 feet to an iron pin old corner number 4;
North 47 degrees 13 minutes 35 seconds East 448.80 feet to an iron pin old corner number 5;
South 20 degrees 11 minutes 04 seconds East 236.75 feet to an iron pin old corner number 6;
South 07 degrees 31 minutes 28 seconds East 168.45 feet to an iron pin old corner number 7;
South 05 degrees 49 minutes 43 seconds East 190.40 feet to an iron pin old corner number 8;
South 76 degrees 49 minutes 32 seconds West 133.90 feet to an iron pin old corner number 9;
South 59 degrees 37 minutes 32 seconds West 235.35 feet to an iron pin old corner number 10;
South 41 degrees 30 minutes 02 seconds West 123.15 feet to an iron pin old corner number 11;
South 46 degrees 43 minutes 52 seconds West 271.75 feet to an iron pin old corner number 12 and being on a new severance line for this survey and corner with the remaining portion of Parcel 72, Key Investments, Inc property;

Thence, along the new severance line and the north line of the remaining Key Investments, Inc. property for the following 8 calls:
South 39 degrees 22 minutes 22 seconds West 191.90 feet to an iron pin new stamped corner number 63, near the corner of a wire fence;
Running with and generally 2 feet north of a fence, South 83 degrees 31 minutes 25 seconds West 242.88 feet to an iron pin new stamped corner number 62 and the corner of a wood rail fence;

Continuing with and generally 2 feet north of said fence, North 84 degrees 04 minutes 51 seconds West 264.85 feet to an iron pin new stamped corner number 61 near an existing cattle grate in an existing asphalt access road and being 2.95 feet inside an access easement;
North 82 degrees 35 minutes 53 seconds West 129.63 feet to an iron pin new stamped corner number 60, near the corner of a metal shed on concrete;
Thence leaving the fence and running with the metal shed, North 10 degrees 35 minutes 46 seconds East 23.95 feet to an iron pin new stamped corner number 59;
North 78 degrees 33 minutes 31 seconds West 16.00 feet to an iron pin new stamped corner number 58;
South 10 degrees 35 minutes 46 seconds West 25.11 feet to an iron pin new stamped corner number 57 and being generally 2 feet north of a wood rail fence;
North 82 degrees 47 minutes 24 seconds West 37.88 feet to an iron pin new stamped corner number 56 near the fence corner and the southeast corner of Map 159, Parcel 73 being the property of Key Investments, Inc. of record in Instrument Number 20121005-0091444 and the end of the new severance line;

Thence, with the east line of Parcel 73 and the west line of Parcel 72 and generally following a wood fence that changes to wire after passing 2 rock columns along an asphalt access road and a 20' access easement, North 05 degrees 06 minutes 36 seconds East 473.56 feet to an iron pin new stamped corner number 55 and being in the south right-of-way of Oman Drive and the northeast corner of Parcel 73;

Thence, leaving Parcel 73 and running with the south right-of-way of Oman Road for the following 7 calls:
North 44 degrees 58 minutes 54 seconds East 119.86 feet to an iron pin new stamped corner number 54;

Along a curve to the left having a radius of 236.28 feet, a delta angle of 42 degrees, 30 minutes, 00 seconds, an arc length of 175.26 feet, a chord bearing and distance of North 23 degrees 43 minutes 54 seconds East 171.27 feet to an iron pin new stamped corner number 53;
North 02 degrees 28 minutes 54 seconds East 123.69 feet to an iron pin new stamped corner number 52;
North 02 degrees 46 minutes 06 seconds West 134.29 feet to an iron pin new stamped corner number 51;
Along a curve to the right having a radius of 78.57 feet, a delta angle of 51 degrees, 44 minutes, 51 seconds, an arc length of 70.96 feet, a chord bearing and distance of North 23 degrees 06 minutes 20 seconds East 68.57 feet to an iron pin new stamped corner number 50;
North 48 degrees 58 minutes 54 seconds East 118.00 feet to an iron pin new stamped corner number 49;
Along a curve to the left having a radius of 236.54 feet, a delta angle of 03 degrees, 51 minutes, 55 seconds, an arc length of 15.96 feet, a chord bearing and distance of North 47 degrees 02 minutes 57 seconds East 15.95 feet to the POINT OF BEGINNING and containing 1,023,774 square feet or 23.503 acres, more or less, according to a survey by HFR Design, Inc., Michael R. Williams, TN RLS #1906, dated 10-21-13.

20' ACCESS EASEMENT DESCRIPTION

Radnor Lake Natural Area (Map 159, Parcel 72) and Key Investments, Inc. (Map 159, Parcels 73 and remaining portion of 72)

Being a 20' wide access easement that is to run generally centered on an existing asphalt driveway and to benefit Radnor Lake Natural Area, State of Tennessee and Key Investments, Inc. and being across portions of Map 159, Parcel 72 and 73 and being land located in Metropolitan Nashville - Davidson County, Tennessee, being the property of Key Investments, Inc. of recorded in Instrument Number 20121005-0091444, and shown on a survey by HFR Design, Inc. Michael R. Williams, TN RLS # 1906, dated 10-21-13, and being more particularly described as follows:

Beginning at a point in the south right-of-way of Oman Drive and along the south of the existing asphalt drive and being the west line of Parcel 73;

Thence with Oman Drive, North 56 degrees 46 minutes 47 seconds East 43.69 feet to a point;

Thence running generally with and 3 to 5 feet north of the existing asphalt drive that runs east and west for the following 7 calls:
North 84 degrees 01 minutes 29 seconds East 95.88 feet to a point;
North 79 degrees 20 minutes 56 seconds East 54.22 feet to a point;
North 70 degrees 20 minutes 05 seconds East 53.52 feet to a point;
North 62 degrees 45 minutes 12 seconds East 104.34 feet to a point;
North 67 degrees 46 minutes 39 seconds East 186.96 feet to a point;
North 60 degrees 24 minutes 59 seconds East 44.79 feet to a point;
North 43 degrees 31 minutes 44 seconds East 25.04 feet to a point;

Thence, cutting across the existing asphalt drive and turn around, South 46 degrees 45 minutes 46 seconds East 59.81 feet to a point being on the east side of the existing asphalt drive running north and south;

Thence, running generally with and 3 to 5 feet east of the existing asphalt drive that runs north and south for the following 5 calls:
South 48 degrees 57 minutes 14 seconds West 33.48 feet to a point;
South 35 degrees 15 minutes 26 seconds West 135.46 feet to a point;
Along a curve to the left having a radius of 70.74 feet, a delta angle of 55 degrees, 54 minutes, 06 seconds, an arc length of 69.02 feet, a chord bearing and distance of South 01 degrees 09 minutes 17 seconds West 66.31 feet to a point;
South 15 degrees 56 minutes 57 seconds East 37.81 feet to a point;
Along a curve to the right having a radius of 348.58 feet, a delta angle of 10 degrees, 41 minutes, 54 seconds, an arc length of 65.09 feet, a chord bearing and distance of South 00 degrees 22 minutes 05 seconds East 64.99 feet to a point in the new severance line;

Thence, running along the new severance line for the following 2 calls:
North 84 degrees 04 minutes 51 seconds West 2.95 feet to a point;
North 82 degrees 35 minutes 53 seconds West 17.07 feet to a point;

Thence, running generally with and 3 to 5 feet west of the existing asphalt drive that runs north and south for the following 4 calls:
Along a curve to the left having a radius of 328.58 feet, a delta angle of 10 degrees, 15 minutes, 23 seconds, an arc length of 58.82 feet, a chord bearing and distance of North 00 degrees 16 minutes 53 seconds West 58.74 feet to a point;
North 15 degrees 56 minutes 57 seconds East 64.40 feet to a point;
Along a curve to the right having a radius of 90.74 feet, a delta angle of 36 degrees, 14 minutes, 07 seconds, an arc length of 57.39 feet, a chord bearing and distance of North 11 degrees 44 minutes 33 seconds East 56.44 feet to a point;
North 35 degrees 32 minutes 46 seconds East 101.26 feet to a point;

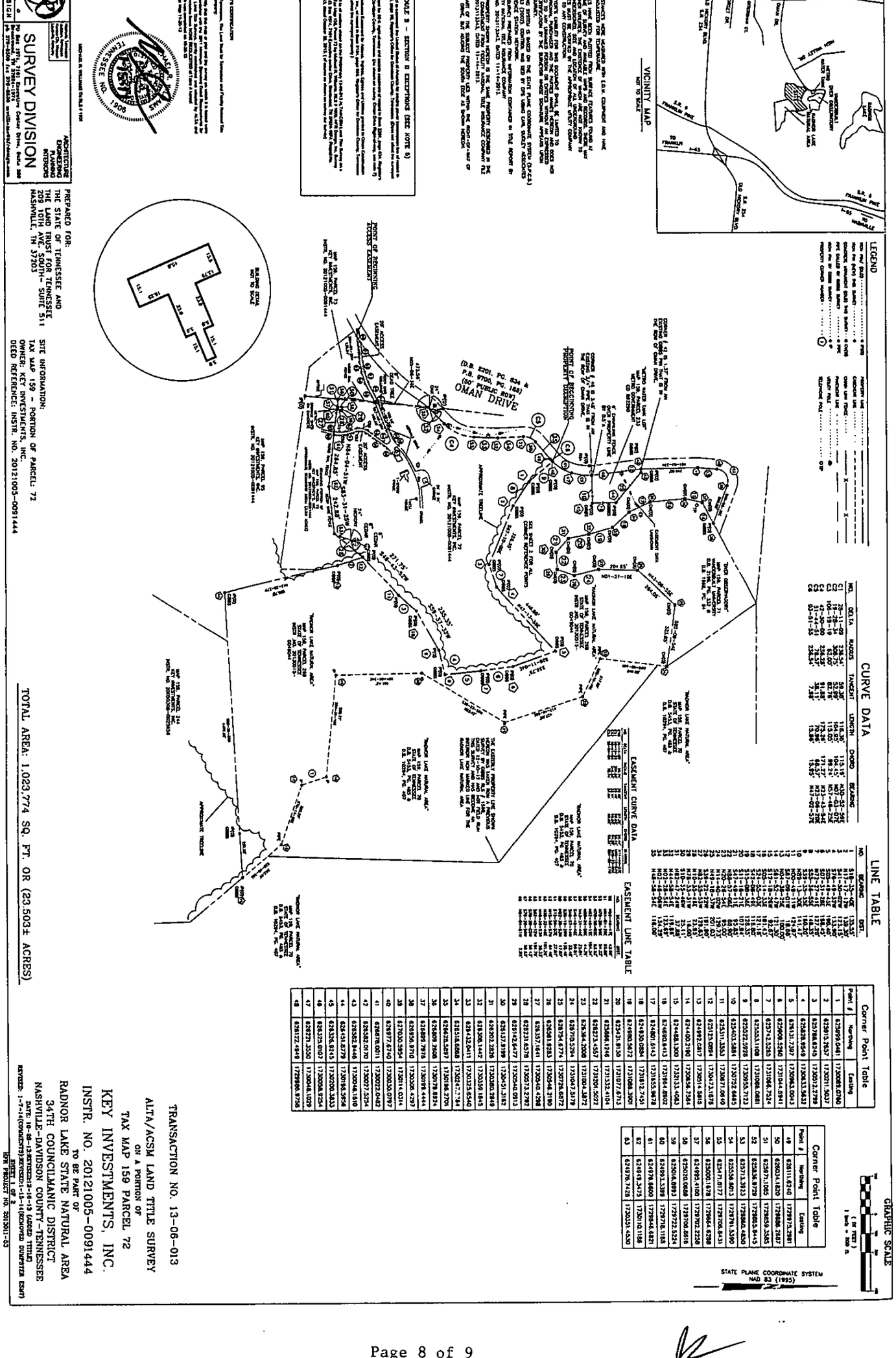
Thence, cutting to the drive that runs east west, North 48 degrees 36 minutes 23 seconds West 35.33 feet to a point in the along the south edge of the east west asphalt drive;

Thence, running generally with and 3 to 5 feet south of the existing asphalt drive that runs east and west for the following 5 calls:
South 67 degrees 46 minutes 39 seconds West 190.66 feet to a point;
South 62 degrees 45 minutes 12 seconds West 104.79 feet to a point;
South 70 degrees 20 minutes 05 seconds West 56.42 feet to a point;
South 79 degrees 20 minutes 56 seconds West 56.62 feet to a point;
South 84 degrees 01 minutes 29 seconds West 135.54 feet to the POINT OF BEGINNING;

JS

Exhibit B
Transaction Number 13-06-013
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years.
2. Subject to Mutual Access Easement Agreement of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.



TOTAL AREA: 1,029,774 SQ. FT. OR (23.503± ACRES)

SURVEYOR'S CERTIFICATION

SCHEDULE B - SECTION II EXCEPTIONS (SEE NOTE 9)

NOTES:

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 - PORTION OF PARCEL 72
OWNER: KEY INVESTMENTS, INC.
DEED REFERENCE: INSTR. NO. 20121005-0091444

EXHIBIT C
TRANSACTION NUMBER 13-06-013

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'	6" WALNUT
1	B	40 DEG. 31.2'	6" 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	175 DEG. 15.0'	16" HACKBERRY
5	C	125 DEG. 5.0'	10" OAK
6	A	170 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'	6" OAK
7	C	38 DEG. 8.5'	10" OAK
8	A	210 DEG. 18.5'	14" OAK
8	B	95 DEG. 32.0'	16" 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. 12.6'	14" OAK
13	B	30 DEG. 19.6'	14" HICKORY
13	C	85 DEG. 32.6'	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. 18.0'	8" HACKBERRY
15	C	30 DEG. 24.0'	6" 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	80 DEG. 26.0'	6" 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'	6" HICKORY
30	A	280 DEG. 13.6'	6" HICKORY
30	B	270 DEG. 17.0'	12" CEDAR
30	C	155 DEG. 18.0'	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. 6.0'	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. 18.0'	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'	6" HICKORY
39	A	260 DEG. 13.5'	12" HICKORY
39	B	190 DEG. 26.0'	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. 6.0'	6" HICKORY
41	C	45 DEG. 17.0'	14" ELM
42	A	50 DEG. 9.6'	8" ELM
42	B	20 DEG. 17.5'	8" ELM
42	C	15 DEG. 22.1'	6" 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. 4.6'	12" HICKORY
45	C	130 DEG. 15.4'	12" HICKORY
46	A	135 DEG. 39.0'	6" HACKBERRY
46	B	120 DEG. 41.3'	18" OAK
46	C	90 DEG. 25.0'	18" OAK
47	A	85 DEG. 21.0'	8" OAK
47	B	70 DEG. 21.0'	6" HACKBERRY
47	C	55 DEG. 17.5'	8" HACKBERRY
48	A	NO NEARBY TREES	
48	B	NO NEARBY TREES	
48	C	NO NEARBY TREES	

PROPERTY CORNER REFERENCE POINT TABLE			
CORNER NO.	REFERENCE POINT (REF-A)	BEARING & DISTANCE FROM CORNER TO REFERENCE POINT	TREE SIZE AND TYPE
49	A	NO NEARBY TREES	
49	B	NO NEARBY TREES	
49	C	NO NEARBY TREES	
50	A	150 DEG. 40.4'	10" HICKORY
50	B	195 DEG. 38.0'	12" HICKORY
50	C	210 DEG. 36.7'	10" HICKORY
51	A	90 DEG. 5.6'	6" HACKBERRY
51	B	120 DEG. 13.4'	8" HACKBERRY
51	C	180 DEG. 26.5'	12" HACKBERRY
52	A	15 DEG. 16.3'	22" HACKBERRY
52	B	20 DEG. 9.0'	16" HACKBERRY
52	C	125 DEG. 5.4'	6" HACKBERRY
53	A	40 DEG. 10.9'	6" HICKORY
53	B	65 DEG. 10.0'	10" HICKORY
53	C	170 DEG. 9.9'	8" HICKORY
54	A	120 DEG. 19.5'	6" HACKBERRY
54	B	110 DEG. 31.0'	18" OAK
54	C	90 DEG. 11.0'	8" HICKORY
55	A	110 DEG. 19.0'	8" HACKBERRY
55	B	85 DEG. 14.5'	8" CEDAR
55	C	55 DEG. 24.0'	8" CEDAR
56	A	45 DEG. 32.0'	10" HACKBERRY
56	B	35 DEG. 30.0'	8" HACKBERRY
56	C	25 DEG. 25.6'	4" HICKORY
57	A	50 DEG. 43.3'	12" HICKORY
57	B	65 DEG. 46.9'	14" HICKORY
57	C	85 DEG. 50.3'	12" HICKORY
58	A	85 DEG. 28.7'	12" HACKBERRY
58	B	95 DEG. 39.4'	10" HICKORY
58	C	115 DEG. 50.0'	6" HACKBERRY
59	A	65 DEG. 34.8'	12" HACKBERRY
59	B	90 DEG. 23.8'	10" HICKORY
59	C	120 DEG. 34.6'	6" HACKBERRY
60	A	80 DEG. 34.8'	12" HACKBERRY
60	B	50 DEG. 36.8'	10" HICKORY
60	C	30 DEG. 34.5'	6" HACKBERRY
61	A	85 DEG. 19.5'	24" OAK
61	B	60 DEG. 10.0'	8" BODOCK
61	C	35 DEG. 25.0'	6" BODOCK
62	A	70 DEG. 17.5'	26 BODOCK
62	B	0 DEG. 28.0'	6" HACKBERRY
62	C	310 DEG. 26.0'	12" CHERRY
63	A	270 DEG. 13.8'	4" CEDAR
63	B	330 DEG. 18.0'	30" HICKORY
63	C	0 DEG. 29.5'	8" CEDAR

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

STATE PLANE COORDINATE SYSTEM
NAD 83 (1992)

PROPERTY DESCRIPTION Transaction No. 13-06-013

Radnor Lake Natural Area 20.5 acre Tract Portion of Map 159, Parcel 72

Being a portion of Map 159, Parcel 72, now conveyed to Incorporated by deed to Key Investments, Inc. of record in Instrument Number 20121005-0091444, located on the west by Otten Drive, on the north and west by Map 159, Parcel 72 and the remaining portion of Parcel 72 being the property of Key Investments, Inc., on the north and east by Map 159, Parcel 38E property of the State of Tennessee (Radnor Lake Natural Area of record in Instrument Number 20120510-0048044 and being more particularly described as follows:

Beginning at an iron pin old, being in the south right-of-way of Otten Drive and being the northwest corner of the herein described tract and a common corner with the eastern boundary of Parcel 38E Radnor Lake Natural Area property, said point of beginning having coordinates established by the Tennessee Coordinate System
(N.A.D. 1983), North 634,132.4940 and East 1,726,396.6799 and being a found iron pin with illegible stamping 48 as shown on a survey by HPR Design, Inc. by Michael R. Williams, TN RLS # 2806, dated 10-25-13;

Thence leaving Otten Drive and debiting with the eastern line by Radnor Lake Natural Area for the following 12 calls:
South 38 degrees 36 minutes 56 seconds East 440.30 feet to an iron pin old corner number 1;
South 80 degrees 09 minutes 06 seconds East 146.39 feet to an iron pin old corner number 2;
South 67 degrees 39 minutes 00 seconds East 236.39 feet to an iron pin old corner number 3;
North 72 degrees 27 minutes 41 seconds East 137.20 feet to an iron pin old corner number 4;
North 47 degrees 13 minutes 26 seconds East 446.80 feet to an iron pin old corner number 5;
South 30 degrees 11 minutes 04 seconds East 236.75 feet to an iron pin old corner number 6;
South 67 degrees 32 minutes 26 seconds East 166.46 feet to an iron pin old corner number 7;
South 56 degrees 49 minutes 43 seconds East 190.40 feet to an iron pin old corner number 8;
South 76 degrees 49 minutes 32 seconds West 133.90 feet to an iron pin old corner number 9;
South 84 degrees 31 minutes 32 seconds West 236.35 feet to an iron pin old corner number 10;
South 41 degrees 30 minutes 00 seconds West 128.15 feet to an iron pin old corner number 11;
South 46 degrees 46 minutes 53 seconds West 271.76 feet to an iron pin old corner number 12 and being on a non-convenient line for this survey and corner into the remaining portion of Parcel 72, Key Investments, Inc property;

Thence, along the new convenient line and the north line of the remaining Key Investments, Inc. property for the following 8 calls:
North 39 degrees 22 minutes 32 seconds West 201.80 feet to an iron pin new stamped corner number 63, near the corner of a tree fence;
Running with and generally 2 feet north of a fence, South 83 degrees 31 minutes 25 seconds West 342.88 feet to an iron pin new stamped corner number 62 and the center of a wood old fence;
Continuing with and generally 2 feet north of said fence, North 84 degrees 04 minutes 01 seconds West 264.90 feet to an iron pin new stamped corner number 61 near an existing cable guide to an existing asphalt access road and being 2.94 feet inside an existing corner;
North 82 degrees 36 minutes 53 seconds West 138.80 feet to an iron pin new stamped corner number 60, near the corner of a power wood on concrete;
Thence leaving the fence and running with the center of said, North 39 degrees 36 minutes 46 seconds East 23.99 feet to an iron pin new stamped corner number 59;
North 79 degrees 09 minutes 51 seconds West 16.00 feet to an iron pin new stamped corner number 58;
North 39 degrees 36 minutes 46 seconds West 28.11 feet to an iron pin new stamped corner number 57 and being generally 2 feet north of a wood old fence;
North 82 degrees 47 minutes 24 seconds West 97.89 feet to an iron pin new stamped corner number 56 near the herein corner of the northwest corner of Map 159, Parcel 72 being the property of Key Investments, Inc. of record in Instrument Number 20121005-0091444 and the end of the new convenient line;

Thence, with the west line of Parcel 72 and the west line of Parcel 72 and generally following a wood fence that diverges on into and from 2 feet southern fencing are angled accessed and a 30" cement monument, North 05 degrees 08 minutes 38 seconds East 473.26 feet to an iron pin new stamped corner number 55 and being in the south right-of-way of Otten Drive and the northwest corner of Parcel 72;

Thence, leaving Parcel 72 and running with the south right-of-way of Otten Road for the following 7 calls:
North 74 degrees 56 minutes 54 seconds East 1.66.86 feet to an iron pin new stamped corner number 54;

Along a curve to the left having a radius of 236.28 feet, a delta angle of 42 degrees, 30 minutes, 05 seconds, an arc length of 175.36 feet, a chord bearing and distance of North 33 degrees 43 minutes 54 seconds East 171.37 feet to an iron pin new stamped corner number 53;
North 02 degrees 28 minutes 54 seconds East 123.66 feet to an iron pin new stamped corner number 52;
North 07 degrees 48 minutes 05 seconds, West 134.39 feet to an iron pin new stamped corner number 51;
Along a curve to the right having a radius of 78.87 feet, a delta angle of 51 degrees, 44 minutes, 51 seconds, an arc length of 70.95 feet, a chord bearing and distance of North 33 degrees 05 minutes 20 seconds East 68.57 feet to an iron pin new stamped corner number 50;
North 68 degrees 58 minutes 54 seconds East 118.09 feet to an iron pin new stamped corner number 49;
Along a curve to the left having a radius of 236.34 feet, a delta angle of 03 degrees, 51 minutes, 58 seconds, an arc length of 15.96 feet, a chord bearing and distance of North 47 degrees 02 minutes 57 seconds East 15.96 feet to the POINT OF BEGINNING and containing 1,023,774 square feet or 23.502 acres, more or less, according to a survey by HPR Design, Inc., Michael R. Williams, TN RLS # 2806, dated 10-25-13.

20' ACCESS EASEMENT DESCRIPTION

Radnor Lake Natural Area (Map 159, Parcel 72) and Key Investments, Inc. (Map 159, Parcel 72 and remaining portion of 72)

Being a 20' wide access easement that is to run generally centered on an existing asphalt driveway and to benefit Radnor Lake Natural Area, State of Tennessee and Key Investments, Inc. and being across portions of Map 159, Parcel 72 and 72 and being more specifically described as follows:

Beginning at a point in the south right-of-way of Ocean Drive and along the south of the existing asphalt drive and being the west line of Parcel 72;

Thence with Ocean Drive, North 84 degrees 46 minutes 47 seconds East 43.89 feet to a point;

Thence running generally with and 3 to 6 feet north of the existing asphalt drive that runs east and west for the following 7 calls:
North 84 degrees 01 minutes 29 seconds East 84.98 feet to a point;
North 79 degrees 30 minutes 56 seconds East 54.22 feet to a point;
North 70 degrees 30 minutes 08 seconds East 53.82 feet to a point;
North 62 degrees 48 minutes 13 seconds East 104.34 feet to a point;
North 67 degrees 46 minutes 39 seconds East 106.56 feet to a point;
North 69 degrees 34 minutes 06 seconds East 44.79 feet to a point;
North 43 degrees 21 minutes 44 seconds East 25.04 feet to a point;

Thence, curving across the existing asphalt drive and turn around, South 46 degrees 45 minutes 46 seconds East 59.81 feet to a point being on the east side of the existing asphalt drive running north and south;

Thence, running generally with and 3 to 5 feet west of the existing asphalt drive that runs north and south for the following 6 calls:
South 48 degrees 57 minutes 14 seconds West 33.46 feet to a point;
South 36 degrees 18 minutes 54 seconds West 136.40 feet to a point;
Along a curve to the left having a radius of 70.74 feet, a delta angle of 56 degrees, 54 minutes, 05 seconds, an arc length of 69.02 feet, a chord bearing and distance of South 01 degrees 09 minutes 17 seconds West 66.23 feet to a point;
South 18 degrees 06 minutes 57 seconds East 97.82 feet to a point;
Along a curve to the right having a radius of 345.98 feet, a delta angle of 30 degrees, 41 minutes, 54 seconds, an arc length of 85.20 feet, a chord bearing and distance of South 09 degrees 29 minutes 05 seconds East 84.99 feet to a point in the new convenient line;

Thence, running along the new convenient line for the following 7 calls:
North 84 degrees 04 minutes 41 seconds West 3.66 feet to a point;
North 82 degrees 36 minutes 53 seconds West 17.97 feet to a point;

Thence, running generally with and 3 to 5 feet west of the existing asphalt drive that runs north and south for the following 4 calls:
Along a curve to the left having a radius of 236.00 feet, a delta angle of 15 degrees, 15 minutes, 23 seconds, an arc length of 62.82 feet, a chord bearing and distance of South 00 degrees 26 minutes 53 seconds West 26.74 feet to a point;
South 15 degrees 04 minutes 57 seconds East 84.40 feet to a point;
Along a curve to the right having a radius of 90.74 feet, a delta angle of 36 degrees, 14 minutes, 07 seconds, an arc length of 57.39 feet, a chord bearing and distance of South 11 degrees 04 minutes 53 seconds East 56.44 feet to a point;
North 36 degrees 52 minutes 48 seconds East 201.30 feet to a point;

Thence, exiting to the drive that runs east west, North 48 degrees 26 minutes 23 seconds West 36.23 feet to a point on the along the south edge of the east west asphalt drive.

Thence, running generally with and 3 to 5 feet south of the existing asphalt drive that runs east and west for the following 8 calls:
South 47 degrees 48 minutes 36 seconds West 180.05 feet to a point;
South 62 degrees 46 minutes 13 seconds West 104.79 feet to a point;
South 70 degrees 30 minutes 08 seconds West 56.42 feet to a point;
South 79 degrees 30 minutes 56 seconds West 54.82 feet to a point;
South 84 degrees 01 minutes 29 seconds West 136.84 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

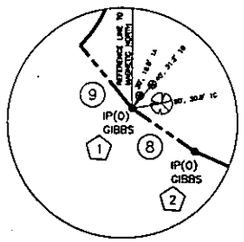
To: State of Tennessee, The Land Trust for Tennessee and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items HOME REQUESTED of Table A thereof.
The field work was completed on 10-25-13
Date of Plat or Map 11-26-13



MICHAEL R. WILLIAMS TN RLS # 2806

PROPERTY CORNER REFERENCE EXAMPLE
NOT TO SCALE



HPR DESIGN
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
SURVEY DIVISION
PO Box 1974, 7101 Executive Center Drive, Suite 300
Brentwood, TN 37024-1974
ph 370-0000 fax 370-0000 mrwilliams@hprdesign.com

PREPARED FOR:
THE STATE OF TENNESSEE, KEY INVESTMENTS, INC. AND THE FRIENDS OF RADNOR LAKE
P.O. BOX 40324
NASHVILLE, TN 37204

SITE INFORMATION:
TAX MAP 159 - PORTION OF PARCEL: 72
OWNER: KEY INVESTMENTS, INC.
DEED REFERENCE: INSTR. NO. 20121005-0091444

TRANSACTION NO. 13-06-013

ALTA/ACSM LAND TITLE SURVEY
ON A PORTION OF
TAX MAP 159 PARCEL 72
KEY INVESTMENTS, INC.
INSTR. NO. 20121005-0091444
TO BE PART OF
RADNOR LAKE STATE NATURAL AREA
34TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 10-28-13:REVISED:12-16-13 (ADDED TITTLE)
REVISED: 1-7-14(COMMENTS):REVISED:1-15-14(REMOVED DUMPSTER ESMT)
SHEET 2 OF 2
HPR PROJECT NO. 6013011-83