

**RESOLUTION 17-51**

**A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT OF CONVEYANCE, AGREEMENT FOR USE OF THE PROPERTY, FIRST AMENDMENT TO AGREEMENT, LEASE AGREEMENT AND TO DO ALL THINGS ANCILLARY THERETO TO EFFECTUATE AND ACCEPT THE DONATION OF THE RIPPAVILLA PLANTATION TO THE CITY OF SPRING HILL FROM RIPPAVILLA, INC.**

**WHEREAS**, the City of Spring Hill (the "City") desires to accept a donation of the real property located at 5700 Main Street, Spring Hill, Tennessee, 37174, known as Rippavilla Plantation from Rippavilla, Inc., consisting of the plantation home and a 98.44-acre tract (see legal description attached as Exhibit A); and

**WHEREAS**, the City desires to set forth certain provisions agreed to by and between the City and Rippavilla, Inc. as to the City's use of said real property; and

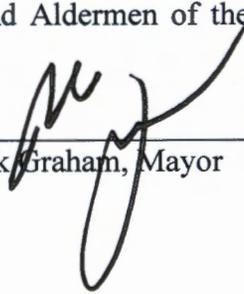
**WHEREAS**, the City desires to lease a portion of the property to Rippavilla Plantation Society, LLC for the purposes of owning and curating artifacts related to the Rippavilla property in addition to raising money in support of the property; and

**WHEREAS**, the City desires to obtain title insurance to ensure clear title to the property; and

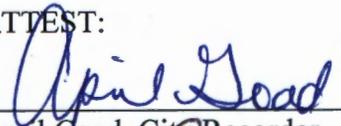
**WHEREAS**, the public good demands the City's acceptance of the subject property upon the donation and terms agreed to by and between the City and Rippavilla, Inc.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Spring Hill authorizes the Mayor to accept the donation of the above-described property from Rippavilla, Inc., a Tennessee nonprofit corporation, obtain title insurance and otherwise authorizes the Mayor to execute any and all documents to consummate said donation, including, but not limited to, an Agreement of Conveyance, Agreement for the Use of the Property, First Amendment to Agreement and Lease Agreement (said documents are attached as Exhibits B, C, D and E).

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick M. Carter, City Attorney

## AGREEMENT FOR USE OF PROPERTY

THIS AGREEMENT FOR USE OF PROPERTY (as it may be amended, this "Agreement") is made by and among RIPPAVILLA, INC., a Tennessee nonprofit corporation ("Rippavilla"), RIPPAVILLA PLANTATION SOCIETY, LLC, a Tennessee nonprofit limited liability company (the "Society," and together with Rippavilla, the "Rippavilla Entities"), and THE CITY OF SPRING HILL, TENNESSEE (the "City") and is entered into to be effective as of June 8, 2017 (the "Effective Date").

### RECITALS:

WHEREAS, Rippavilla, Inc. ("Rippavilla") has conveyed to the City the improved property located at 5700 Main Street, Spring Hill, Tennessee 37174, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property") to be used as a public park and for other public purposes, subject to that certain Conservation Easement dated as of 4/13, 2017, and recorded at Record Book 2426, page 1381, Register's Office for Maury County, Tennessee (the "Easement"); and

WHEREAS, Rippavilla has obtained ownership or the loan from third parties of certain artifacts, floor coverings, drapery and other personal property (together with any future acquisitions by purchase, donation or loan, collectively, the "Artifacts") that support and explain the historic context of the Property and of the historic house known as "Rippavilla," a two-story brick antebellum-style plantation house with classic Greek revival architecture constructed from 1852-1855 ("Rippavilla Mansion"); and

WHEREAS, the Property includes not only the Rippavilla Mansion, but also Brown's Stand, an historically accurate recreated log structure build in 2001 to aid in the site's interpretation of early Tennessee history, the historic Cheair's Cemetery, the resting place for the members of the Cheairs family, the adjacent Cemetery for Unknown Souls into which remains have been reinterred from the Haynes Haven property, the Freedmen Bureaus School House, a historic school house relocated to the Property, the Slave House, the last remaining of houses occupied by slaves on the Property, the Sunken Road, an historic abandoned road thought to have been used by bisons, Native Americans and early settlers of this area, and the Carriage House, located adjacent to the Rippavilla Mansion and built in 1914. Collectively, the above properties are referred to as the "Historic Properties;" and

WHEREAS, the Society has been formed by Rippavilla to continue, in conjunction with Rippavilla, the ownership of the Artifacts and to curate and maintain the Artifacts for the benefit of the Rippavilla House and the Property, as well as to provide a means for charitable donations and other activities in support of the Rippavilla House, the Historic Properties and the Property; and

WHEREAS, the City and the Rippavilla Entities desire to set forth certain terms relating to the operation of the Property and to establish for the benefit of the Rippavilla Entities and their respective affiliates, successors and assigns, certain rights and privileges, all as set forth herein.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances, the conveyance of the Property, the mutual covenants and promises contained herein and other good

and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties, the parties do hereby agree to the following:

1. Artifacts.

(a) The Rippavilla Entities agree to use best efforts to house and display the Artifacts within the Rippavilla Mansion at a level commensurate with its use as an historic property open to the public for tours and for private events and consistent with Rippavilla Mansion's status on the National Register for Historic Places.

(b) The City agrees to use reasonable efforts to prohibit and prevent any unauthorized digging, searching or removal of historic artifacts within the Property.

2. Maintenance. The City agrees to maintain the Property, the Historic Properties and the Rippavilla Mansion consistent with their collective status as a site of historic significance and use as an attractive tourist destination, including without limitation:

(a) Electrical and mechanical infrastructure, including electrical panels, lighting and underground supply, plumbing, HVAC, phones and internet, and fire suppression system.

(b) Roads and fences, including paving and pot hole management, fence painting and repairs.

(c) Building structures, including roofs, gutters, windows and brick walls, painting and foundations and floors. All repairs and maintenance of the Rippavilla Mansion and the Historic Properties will conform to established guidelines for National Register of Historic Places, including without limitation The Secretary of the Interior's Standards, 36 CFR Part 68, as amended, modified, or replaced, from time to time.

(d) Lawn and grounds care will be conducted on appropriate seasonal schedules and with landscaping consistent with the historic nature of the Property.

3. Operation.

(a) The City will conduct all retail and commercial activities, through contractors or directly using City personnel, in the discretion of the City, including without limitation providing tours of the Rippavilla Mansion, operating the gift shop, scheduling weddings and other events. Revenue generated by these activities would be restricted to uses that further promote the historic preservation and enhancement of the Property.

(b) The City will use best efforts to maintain a continuous operation of the gift shop and tours of the Rippavilla Mansion.

(c) The City will not adopt any ordinance, regulation or rule that would prohibit the use of firearms, wagons, flags and other historically accurate items on the Property in support of historic reenactments, ceremonies or the overall historic context of the Property.

(d) Because of the importance of weddings and other social events, and the continuation of the Vines and Vintage festival or similar events, the City will not prohibit the sale, service or use of alcoholic beverages in conjunction with events on the Property but may impose customary regulatory and licensing requirements.

4. Access and Use of the Property. City agrees to provide the following uses subject to City policies applicable to use of City facilities by civic groups and organizations:

(a) Boy Scout Troop 1855, Sons of Confederate Veterans, Nat Cheairs Chapter, Creative Writers Group, Spring Hill Quicksteps (vintage baseball team), Order of the Confederate Rose, and Rippavilla Brigade will have continued regular use of the Ikard Center at no charge.

(b) The Rippavilla Brigade will be permitted to have up to three living history events per year on the Rippavilla Property at no charge.

(c) The Spring Hill Quick Steps, a vintage baseball team, will be permitted to host exhibition games on the Rippavilla Property throughout their season and on special events, at no charge.

5. Rights of the Rippavilla Entities.

(a) The Rippavilla Entities shall have the right to daily use of office and storage space consisting of the two offices and storage room above the kitchen and restrooms located in the rear wing of the house at no charge. This right shall be documented in a ten-year, automatically renewing lease with the Society as tenant, with normal provisions for insurance, indemnities and nominal charges for utilities, as may be appropriate.

(b) The Rippavilla Entities shall have the right to host events within the Rippavilla Mansion, on the Property, The Barn within the Historic Properties and within the Rayburn Amphitheater and Ikard Center from time to time without charge if the purpose of such events is in furtherance of the nonprofit missions of the Rippavilla Entities, including fundraising, historic awareness, advocacy for preservation efforts, or events and festivals traditionally held on the Property, including without limitation the following events: Swanky Plank, Bridal Fair, Vines and Vintage, Rippin' Run, Rippavilla Civil War Relics Show, Mothers' Day luncheon, Easter luncheon, and Christmas dinners or parties. Scheduling of said events shall be coordinated with the City.

6. Remedies. If either the party shall fail to perform or comply with any of the terms, covenants or agreements required by this Agreement the other party or parties shall have the right bring an action at law or equity to enforce this Agreement, including without limitation by an action for specific performance. The prevailing party in any such action shall be entitled to an award for the costs of such action at all levels, including without limitation expert witnesses and reasonable attorney fees.

7. Assignment. This Agreement may not be assigned by either party without the written consent of the other parties hereto, which consent shall not be unreasonably withheld, conditioned or delayed.

8. Parties. This Agreement shall be binding upon and enforceable against, and shall inure to the benefit of, the City and the Rippavilla Entities and their respective legal representatives, successors and assigns.

9. Modification. This Agreement supersedes all prior discussions and agreements between the Rippavilla Entities and the City with respect to the purchase and sale of the Property and other matters contained herein, and this Agreement contains the sole and entire understanding between the Rippavilla Entities and the City with respect thereto. This Agreement shall not be modified or amended except by an instrument in writing executed by or on behalf of Rippavilla and the City.

10. Applicable Law. This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Tennessee.

11. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument. An executed counterpart delivered by electronic means shall constitute an effective execution of this Agreement.

12. Time. Time is and shall be of the essence in this Agreement.

13. Captions. The captions and headings used in this Agreement are for convenience only and do not in any way restrict, modify or amplify the terms of this Agreement.

14. Exhibits. Each and every Exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each Exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

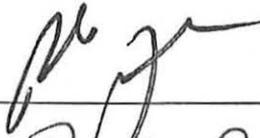
15. Notices. All notices, requests, demands, tenders and other communications under this Agreement shall be in writing. Any such notice, request, demand, tender or other communication shall be deemed to have been duly given when actually delivered, or the next business day following delivery to a nationally recognized commercial courier for next business day delivery, to the address for each party set forth below its execution of this Agreement, or when transmitted by facsimile to the telecopy number for each party set forth below its execution of this Agreement. Rejection or other refusal to accept, or inability to deliver because of changed address of which no notice was given, shall be deemed to be receipt of such notice, request, demand, tender or other communication. Any party, by written notice to the others in the manner herein provided, may designate an address different from that stated herein. Any notice, request, demand, tender or other communication from legal counsel of a party hereto shall be deemed notice from such party for purposes of this Section 15.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the Rippavilla Entities and the City have caused their duly authorized representatives to execute and deliver this Agreement, all as of the day and year first written above.

**THE CITY:**

CITY OF SPRING HILL, a Tennessee municipality

By:   
Print Name: Rick Graham  
Title: Mayor  
Date of Execution: 6/8/17

**RIPPAVILLA:**

RIPPAVILLA, INC., a Tennessee nonprofit corporation

By: Corrine M Tomlinson  
Print Name: Corrine M Tomlinson  
Title: Chairman - Rippavilla Inc  
Date of Execution: 6/8/17

**RIPPAVILLA PLANTATION SOCIETY, LLC:**

RIPPAVILLA PLANTATION SOCIETY, LLC, a Tennessee nonprofit limited liability company

By: Rippavilla, Inc., its sole member

By: Corrine M Tomlinson  
Print Name: Corrine M Tomlinson  
Title: Chairman - Rippavilla Inc  
Date of Execution: 6/8/17

## EXHIBIT A

### DESCRIPTION OF PROPERTY

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 11 shown on Tax Map 42, Tax Assessor's Office of Maury County, Tennessee. Bounded on the west by Nashville Highway (US 31), on the north and south by the remaining property of Maury County Industrial Development Board, and on the east by Don Adams, Co-Trustees (1204/125), and being more particularly described as follows:

Beginning at an iron pin found at the north west corner of the property herein described, Tennessee State Plane Coordinate (North: 510,166 2. East: 1,684,596.1);

Thence with the southerly margin of Nashville Highway, North 40°25'58" East a distance of 323.84' to a concrete monument found;

Thence with the same, North 46°38'55" West a distance of 9.09' to an iron pin found;

Thence with the same, North 43°21'53" East a distance of 296.51' to an iron pin found;

Thence with the same, North 47°02'06" East a distance of 412.96' to an iron pin set;

Thence with the same, North 50°15'23" East a distance of 1.37' to an iron pin set;

Thence severing the original tract, South 32°23'24" East a distance of 322.36' to an iron pin set;

Thence South 41°03'46" East a distance of 157.02' to an iron pin set;

Thence South 37°21'05" East a distance of 236.67' to an iron pin set;

Thence South 41°25'34" East a distance of 659.31' to an iron pin set;

Thence North 74°39'33" East a distance of 623.86' to an iron pin set;

Thence South 86°03'29" East a distance of 867.30' to an iron pin set;

Thence South 84°36'12" East a distance of 633.49' to an iron pin found;

Thence North 79°18'56" East a distance of 108.26' to an iron pin set;

Thence North 31°48'46" East a distance of 119.28' to an iron pin set;

Thence South 61°47'47" East a distance of 146.69' to an iron pin set;

Thence North 89°55'04" East a distance of 419.46' to an iron pin set;

Thence South 04°50'12" West a distance of 1104.47' to an iron pin set;

Thence North 86°48'56" West a distance of 232.74' to an iron pin set;

Thence South 11°24'08" West a distance of 517.23' to an iron pin set;

Thence South 89°21'31" West a distance of 447.81' to an iron pin set;

Thence South 07°31'06" West a distance of 247.54' to an iron pin set;

Thence North 86°21'25" West a distance of 447.45' to an iron pin set;

Thence North 03°48'04" East a distance of 306.39' to an iron pin set;

Thence North 72°37'32" East a distance of 240.81' to an iron pin set;

Thence North 40°06'18" East a distance of 324.08' to an iron pin set;

Thence North 08°40'34" East a distance of 312.21' to an iron pin set;

Thence North 82°50'47" West a distance of 1207.69' to an iron pin set;

Thence North 87°57'47" West a distance of 1366.49' to an iron pin set;

Thence North 46°52'54" West a distance of 1327.59' the point of beginning, having an area of 4,287,898 square feet, 98.44 acres.

Being a portion of the same property conveyed to RIPPAVILLA, INC., a Tennessee non-profit corporation by Quitclaim Deed from Saturn, LLC, a Delaware limited liability company, f/k/a Saturn Corporation, a Delaware corporation of record in Book R2082, Page 1487, in the Register's Office of Maury County, Tennessee.

*McMiddle TN LAW GROUP*

This instrument was prepared by:  
J. Bryan Echols, Esq.  
Waller Lansden Dortch & Davis LLP  
511 Union Street, Suite 2700  
Nashville, Tennessee 37219-8966

BK/PG: R2437/586-591  
17008582

|                        |            |          |
|------------------------|------------|----------|
| 6 PGS:AL-WARRANTY DEED |            |          |
| JANE BATCH 187223      | 06/09/2017 | 02:17 PM |
| VALUE                  |            | 0.00     |
| MORTGAGE TAX           |            | 0.00     |
| TRANSFER TAX           |            | 0.00     |
| RECORDING FEE          |            | 30.00    |
| ARCHIVE FEE            |            | 0.00     |
| DP FEE                 |            | 2.00     |
| REGISTER'S FEE         |            | 0.00     |
| TOTAL AMOUNT           |            | 32.00    |

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS

**SPECIAL WARRANTY DEED**

FROM: RIPPAVILLA, INC., a Tennessee not-for-profit corporation, Grantor

TO: CITY OF SPRING HILL, TENNESSEE, a municipal corporation, Grantee

| Address New Owner(s) as Follows:  | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers                                       |
|---|---|--|
| 199 Town Center Parkway<br>P.O. Box 789<br>Spring Hill, Tennessee 37174 | N/A   | 029-009.00<br>029-009.00 (SI 001)<br>029-009.00 (SI 002) |

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(A)(5) AND (F)

FOR AND IN CONSIDERATION OF valid consideration, the receipt and sufficiency of which are hereby acknowledged, RIPPAVILLA, INC., a Tennessee not-for-profit corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CITY OF SPRING HILL, TENNESSEE, a municipal corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 5700 Main Street, Spring Hill, Maury County, Tennessee 37174.

4812-8888-0966.2

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever so long as Grantee owns and operates the Property for public park and appurtenant uses (the "Reverter"), and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

The conveyance made hereunder that if at any time in the future the City, its successors or assigns, desires to convey the Property, the recipient or purchaser must be a nonprofit entity qualified under Section 501(c)(3) of the Internal Revenue Code, or similar successor provision, organized and operated for exempt purposes and whose mission includes the preservation of historic property (a "Qualified Entity").

Notwithstanding the foregoing, Grantor reserves unto itself a right of first offer to accept a conveyance of the Property for itself or to a designated Qualified Entity at no cost (the "Right of Re-conveyance"). If Grantee desires to convey the Property, Grantor must provide Grantor, its successors or assigns, written notice of such intent and a period of two hundred seventy (270) days in which to exercise the Right of Re-conveyance of the Property. If Grantor does not exercise such Right of Re-Conveyance by written notice to Grantee, Grantor shall have the right to convey to any other party in Grantor's sole discretion, free from the Right of Re-conveyance and the Reverter.

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Witness my hand this 8th day of June, 2017.

**GRANTOR:**

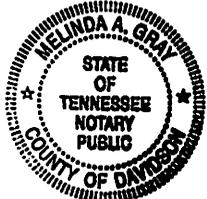
RIPPAVILLA, INC., a Tennessee not-for-profit corporation

By: Corrine M Tomlinson  
CORRINE M. TOMLINSON  
Chairman

STATE OF TENNESSEE )  
  )  
COUNTY OF WILLIAMSON )

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared CORRINE M. TOMLINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chairman (or other officer authorized to execute the instrument) of RIPPAVILLA, INC., the within named bargainer, a Tennessee not-for-profit corporation, and that she as such Chairman executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by herself as Chairman.

Witness my hand and seal, at Office in Franklin, Tennessee, this 8th day of June, 2017.



MY COMMISSION EXPIRES:  
JANUARY 6, 2020

Melinda A Gray  
Notary Public  
My Commission Expires: 1-6-20

## EXHIBIT A

### PROPERTY DESCRIPTION

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Thence North 46°52'54" West a distance of 1327.59' the point of beginning, having an area of 4,287,898 square feet, 98.44 acres.

Being a portion of the same property conveyed to RIPPAVILLA, INC., a Tennessee non-profit corporation by Quitclaim Deed from Saturn, LLC, a Delaware limited liability company, *et/k/a* Saturn Corporation, a Delaware corporation of record in Book R2082, Page 1487, in the Register's Office of Maury County, Tennessee.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes for the year 2107 a lien, but not yet due and payable.
2. Right, title, and interest of others in and to that portion of the premises occupied by a cemetery; and right of ingress and egress to the cemetery located on the premises from a public road.
3. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease Agreement dated September 1, 1991 by and between The Industrial Development Board of Maury County, Tennessee, as Issuer and Saturn Corporation, as the Company, of record in Book 1128, Page 434, in the Register's Office for Maury County, Tennessee.
4. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease Agreement dated September 1, 1994 by and between The Industrial Development Board of Maury County, Tennessee, as Issuer and Saturn Corporation, as the Company, of record in Book 1233, Page 181, in the Register's Office for Maury County, Tennessee.
5. Terms and conditions of the Lease Agreement by and between The Saturn Corporation and/or The Industrial Development Board of Maury County, Tennessee and Bank of America (f/k/a Sovran Bank) in respect to a banking center as located on said property as shown by the tax card of the Maury County Assessor's Office.
6. Terms and conditions of any Lease Agreements by and between The Saturn Corporation and/or The Industrial Development Board of Maury County, Tennessee and the Maury County Board of Education for any additional lands as may be leased for the use of the public school located on adjoining property.
7. Grant of Transmission Line Easement by the Industrial Development Board of Maury County, Tennessee to the United States of America of record in Book 821, Page 250, in the Register's Office for Maury County, Tennessee.
8. Grant of Substation Easement and Transmission Line Easement by the Industrial Development Board of Maury County, Tennessee to the United States of America of record in Book 821, Page 244 in the Register's Office for Maury County, Tennessee.
9. Terms and conditions of the License Agreement #1 (South) by and between Saturn Corporation and United Cities Gas Company of record in Book 841, Page 146, in the Register's Office for Maury County, Tennessee.
10. Terms and conditions of the License Agreement #2 (West) by and between Saturn Corporation and United Cities Gas Company of record in Book 841, Page 155, in the Register's Office for Maury County, Tennessee.
11. Terms and conditions of the License Agreement #3 (East) by and between Saturn Corporation and United Cities Gas Company of record in Book 841, Page 163, in the Register's Office for Maury County, Tennessee.

12. Electric Line Easement by and between The Industrial Development Board of Maury County, Tennessee and the City of Columbia, Tennessee of record in Book 1526, Page 548, in the Register's Office for Maury County, Tennessee.
13. Rights if any to public for use of Haynes Haven house and facilities located within the Saturn Plant property.
14. Application for Greenbelt Assessment for Saturn Corporation of record in Greenbelt Book 3, Page 392; Book 2180, Page 432; and Book G5, Page 433, in the Register's Office for Maury County, Tennessee.
15. Declaration of Easements by the Industrial Development Board of Maury County, Tennessee as it pertains to the property subleased to KinderCare Learning Centers, Inc. of record in Book 1485, Page 94 and Book 1492, Page 628, both in the Register's Office for Maury County, Tennessee.
16. Terms and conditions of a power line easement as granted to the American Telephone and Telegraph Company of record in Book 295, Page 433, in the Register's Office for Maury County, Tennessee.
17. Access Easement Agreement of record in Book R2083, Page 1, in the Register's Office for Maury County, Tennessee.
18. Quitclaim, Reconveyance and Termination of Easements as noted in Book R2082, Page 187, of record in Book R2141, Page 1034, in the Register's Office for Maury County, Tennessee.
19. Agreement by and between Rippavilla, Inc., a Tennessee non-profit corporation, Civil War Preservation Trust, a Virginia non-stock corporation, and General Motors LLC, a Delaware limited liability company of record in Book R2141, Page 1038, in the Register's Office for Maury County, Tennessee, as amended by that certain First Amendment to Agreement recorded at Book R2434, page 1405, said Register's Office.
20. Conservation Easement by and between Rippavilla, Inc., a Tennessee non-profit corporation and The Land Trust for Tennessee, Inc., a Tennessee nonprofit corporation recorded at Book R2426, page 1381, Register's Office for Maury County, Tennessee.