

Parameters for Glen Leven Proposals

In an incredibly generous gift, The Land Trust for Tennessee was bequeathed the historic Glen Leven home and its surrounding sixty-five acres from Susan M. West. The property is located in Nashville, Tennessee at 4000 Franklin Road. In fulfilling Ms. West's wishes for her property, The Land Trust is giving thoughtful consideration to ideas on what to do with this treasure in Davidson County. We will begin accepting proposals for the property on June 1, 2007. When reviewing the offers, The Land Trust will have two primary guiding principles: (1) Ms. West's will and (2) the mission of The Land Trust for Tennessee.

The Glen Leven Property is divided into two parts: the "Glen Leven Home" and the "Protected Tracts". The Glen Leven Home includes the historic house, a smokehouse, a carriage house, a spring house and a farm office as well as 5.48 acres immediately surrounding the home. The Protected Tracts consist of two contiguous parcels that are approximately 12.70 acres and 47.58 acres. There are separate restrictions regarding the land included with the Glen Leven Home and the land included with the Protected Tracts. Some of these restrictions are outlined below to help guide you in drafting your proposals. However, please review the attached documents which include the relevant portion of Ms. West's will. There is some flexibility in the boundary of the Home tract and the Protected Tracts where the amount of land included with the Home may be decreased to add to the Protected Tracts or increased by up to five more acres. The Glen Leven Home tract and the Protected Tracts may not be further subdivided. In your submission, you should specify whether your proposal includes a plan for both the Glen Leven Home and the Protected Tracts, a plan for just the Glen Leven Home or a plan for just the Protected Tracts. If your proposal is for just the Home or the Protected Tracts, please specify your proposed boundary as well.

We encourage you to think of other groups or individuals who may work well with you in a combined effort to fill any potential gaps in the use of the property. Additionally, we will look favorably on proposals that allow for the history of the property to be appropriately captured and enjoyed by the general public. It is also important to consider that the Glen Leven Property is located within the City of Oak Hill, so your proposal should take any associated municipal restrictions into consideration. The final decision of the use of the Glen Leven Property lies solely with The Land Trust for Tennessee. We retain the discretion to reject any proposal submitted for any reason whatsoever and we are not required to accept the highest offer.

All proposals, including price and terms, must be submitted to the offices of The Land Trust for Tennessee located at 209 10th Ave South, Suite 530, Nashville, TN, 37203, by August 31, 2007. The property will be available for viewing on June 21 and 22 and July 12 and 13. Participation by realtors is welcome. If you have further questions please contact Rebecca Howard at 615-479-1153.

Considerations for the Glen Leven Home:

- The home and the surrounding historic structures may not be torn down. While restoration and modification are possible, there will be façade restrictions to preserve the historic nature of the structures.
- It is available for purchase by any interested party including but not limited to individuals, community organizations and government agencies.
- Construction of residential amenities for a private residence, such as a swimming pool, small stable or similar improvements are permitted.
- Construction of new buildings or additions may be possible.

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- Existing driveways may be extended, paved, or modified to include limited parking for use with house or other buildings or for use with the Protected Tracts.
- Any activity which could adversely affect the natural values of the Protected Tracts is prohibited.
- Hunting, trapping or shooting of firearms or other weapons is prohibited.

Considerations for the Protected Tracts:

- Any uses that will significantly impair or interfere with the natural values or interests, including wildlife habitat, of the Protected Tracts are prohibited.
- It is available for purchase by any interested party including but not limited to individuals, community organizations and government agencies. Prior to sale, a conservation easement will be placed on the property.
- Raising and caring for cattle, horses and other livestock, production of hay and agricultural or horticultural commodities are permitted.
- Recreational and educational uses that require no material development of the land are permitted.
- The construction or placement of any new buildings, structures or other improvements including any roads or parking lots are prohibited.
- Existing farm buildings and sheds may be replaced, repaired and enlarged and appropriate fences may be constructed.
- Existing lanes and parking areas may be maintained by addition of rock, gravel or other suitable materials.
- No mining, drilling, quarrying or removal of topsoil, sand gravel, rock, minerals or other materials other than what is necessarily incidental to activities not prohibited.
- The construction of pond is permitted, but no other interference with the natural structure or flow of creeks, streams or springs.
- Storage or dumping of ashes, trash, garbage, trees, brush, plant materials or other unsightly or offensive material, hazardous substance, or toxic waste is prohibited. Additionally, placement of underground storage tanks in, on, or under the tracts is not permitted.
- No activities are permitted that would be detrimental to water purity or that could alter the natural water level or flow in or over the tracts. Pollution of surface water, natural water courses, lakes, ponds, marshes, subsurface water or any other water bodies is prohibited.
- No recreational hunting, trapping or shooting of firearms, bows or other weapons.