

The  
Land Trust  
for  
Tennessee

# Stewardship Resources

The LTTN Stewardship Policy & Operating Manual is one example of how a land trust can implement the Standards and Practices recommended by the Land Trust Alliance. It may not be appropriate for all land trusts, and is no substitute for reading the LTA Standards and Practices. This information is provided as an example and not as a recommendation. The information provided herein does not necessarily reflect LTTN's current Standards and Practices, policies or procedures.

# TENNESSEE LAND TRUSTS/PARTNER ORGANIZATIONS

## **Appalachian Trail Conference Land Trust**

**LTA Member Adopted S&P**

PO Box 807

Harpers Ferry, WV 25425-0807

Phone: (304) 535-6331 Fax: (304) 535-2667

Area of Operation: The Appalachian mountains/trail

Founded: 1985

e-mail: [general@atconf.org](mailto:general@atconf.org)

[www.appalachiantrail.org](http://www.appalachiantrail.org)

## **Civil War Preservation Trust**

**LTA Member**

1331 H St NW Ste 1000

Washington, DC 20005-4745

Phone: (202) 367-1861 Fax: (202) 367-1865

Area of Operation: Civil War Battlefields

Founded: 1989

e-mail: [info@civilwar.org](mailto:info@civilwar.org)

[www.civilwar.org](http://www.civilwar.org)

## **Foothills Land Conservancy**

**LTA Member Adopted S&P**

614 Sevierville Rd

Maryville, TN 37804-5753

Phone: (865) 681-8326 Fax: (865) 681-1436

Area of Operation: Tennessee Foothills

Founded: 1985

e-mail: [foothill@mindspring.com](mailto:foothill@mindspring.com)

[www.foothillsland.org](http://www.foothillsland.org)

## **Heritage Foundation of Franklin & Williamson County**

PO Box 723

Franklin, TN 37065-0723

Phone: (615) 591-8500 Fax: (615) 591-8502

Area of Operation: Williamson County

Founded:

e-mail:

<http://www.franklin-stfb.org/heritage.htm>

**Knox Land and Water Conservancy**

**LTA Member**

2310 Mount Olive Road  
Knoxville, TN 37920-4851  
Phone: (865) 632-1702 Fax: (865) 632-1795  
Area of Operation: Knox County, Tennessee  
Founded: 1996  
e-mail: [kpilarski@ntown.net](mailto:kpilarski@ntown.net)

**Lookout Mountain Land Trust**

**LTA Member**

PO Box 76  
Lookout Mountain, TN 37350-0076  
Phone: (423) 424-3882 Fax: (423) 757-6383  
Area of Operation: Tennessee and Georgia, Alabama  
Founded: 1990  
e-mail: [lmlt@bellsouth.net](mailto:lmlt@bellsouth.net)  
<http://www.lmlandtrust.org>

**North Chickamauga Creek Conservancy**

**LTA Member**

PO Box 358  
Hixson, TN 37343-0358  
Phone: (423) 877-0777 Fax: (423) 870-8579  
Area of Operation: Greenway along the length of the North Chickamauga Creek  
Founded:  
e-mail: [contact@northchick.org](mailto:contact@northchick.org)  
[www.chattanooga.net/nchick/](http://www.chattanooga.net/nchick/)

**South Cumberland Regional Land Trust**

**LTA Member Adopted S&P**

PO Box 3188  
Sewanee, TN 37375  
Phone: (931)-598-5120 Fax: (931) 723-4100  
Area of Operation: Southern Cumberland Plateau, southeast Tennessee and northern Alabama  
Founded: 1993  
e-mail: [foreverwild@scrilt.org](mailto:foreverwild@scrilt.org)  
[www.scrilt.org](http://www.scrilt.org)

**Southeastern Caves Conservancy**

**LTA Member Adopted S&P**

PO Box 71857

Chattanooga, TN 37407-0857

Phone: (770) 822-0003 Fax: (770) 682-5536

Area of Operation: TN, AL Cumberland Plateau, GA Lookout Mtn., Sand Mtn., Fox Mtn., KY Karst and Caves near Mammoth Cave, FL Central Karst, WV Lobelia Droop Mtn.

Founded: 1991

e-mail: [info@scci.org](mailto:info@scci.org)

[www.scci.org](http://www.scci.org)

**Swan Conservation Trust**

**LTA Member Adopted S&P**

PO Box 162

Summertown, TN 38483-0162

Phone: (931) 964-4402 Fax: (931) 964-2513

Area of Operation: Western Highland Rim of Tennessee

Founded: 1993

e-mail: [swan@usit.net](mailto:swan@usit.net)

[www.swantrust.org](http://www.swantrust.org)

**Tennessee Parks & Greenways Foundation**

**Adopted S&P**

1205-A Linden Avenue

Nashville, TN 37212-4611

Phone: (615) 386-3171 Fax: (615) 386-3115

Area of Operation: Statewide

Founded: 1998

e-mail: [tenngreen@earthlink.net](mailto:tenngreen@earthlink.net)

[www.tenngreen.org](http://www.tenngreen.org)

**Tennessee River Gorge Trust**

**LTA Member Adopted S&P**

535 Chesnut Street, Suite 214

Chattanooga, TN 37402-4946

Phone: (423) 266-0314 Fax: (423) 266-1841

Area of Operation: Tennessee River Gorge, Hamilton and Marion Counties

Founded: 1981

e-mail: [jimb@trgt.org](mailto:jimb@trgt.org)

[www.trgt.org](http://www.trgt.org)

**The Nature Conservancy, Tennessee Field Office**

2021 21st Ave S #C-400

Nashville, TN 37212-4350

Phone: (615) 383-9909 Fax: (615) 383-9717

Area of Operation:

Founded:

e-mail: [ghancock@tnc.org](mailto:ghancock@tnc.org)

**Wolf River Conservancy**

**LTA Member**

PO Box 11031

Memphis, TN 38111-0031

Phone: (901)-452-6500 Fax: (901)-763-2587

Area of Operation: Shelby City, TN Fayette City, TN Benton City, MS

Founded: 1985

e-mail: [wrc@wolfriver.org](mailto:wrc@wolfriver.org)

[www.wolfriver.org](http://www.wolfriver.org)

## RESOURCES

(This list of resources is for the use of Volunteer Land Stewards and landowners.)

### THE LAND TRUST FOR TENNESSEE – CONTACT INFORMATION 615-244-LAND

For questions about easements, land use, and related volunteer opportunities, contacts:  
Land Protection Director – Eileen Hennessy, [ehennessy@landtrusttn.org](mailto:ehennessy@landtrusttn.org)  
South Cumberland/Sequatchie Valley Project Manager – Buck Gorrell, [bgorrell@landtrusttn.org](mailto:bgorrell@landtrusttn.org)  
Land Protection Assistant – Emily Burnett, [eburnett@landtrusttn.org](mailto:eburnett@landtrusttn.org)

For questions about donations, fundraising, events, and related volunteer opportunities contact:  
Development Director

### SOURCES FOR GENERAL INFORMATION ABOUT LAND MANAGEMENT AND CONSERVATION:

#### Tennessee Department of Agriculture

Ellington Agricultural Center  
P.O. Box 40627  
Nashville, TN 37204  
(615) 837-5103  
(615) 837-5333 fax

<http://www.state.tn.us/agriculture/>

The TN Dept. of Agriculture promotes \ wise uses of our agricultural and forest resources, develops economic opportunities, and ensures safe and dependable food and fiber.

#### Tennessee Forestry Association

PO Box 290693  
2605 Elm Hill Pike, Suite G  
Nashville, TN 37229  
(615) 883-3832  
(615) 883-0515 fax

[info@tnforestry.com](mailto:info@tnforestry.com)

<http://www.tnforestry.com/>

The Association offers landowner education through local county chapters that offer information about the use of Best Management Practices (BMP's) and sustainable forestry and a wide array of topic sessions, such as legislative information, "critter" control, wildlife management and water quality. In addition, the **Tree Farm Program** provides a professional forester who can answer your questions and help you develop a plan.

#### NRCS: Natural Resources Conservation Services

State Conservation Office, U.S. Courthouse  
801 Broadway, Nashville, Tennessee 37203  
(615) 277 + Extension (see website)  
(615) 277-2577 fax

<http://www.tn.nrcs.usda.gov/>

The NRCS oversees programs such as Conservation Buffer, Initiative, Conservation Reserve Program, Conservation Technical Assistance, Environmental Quality Incentives Program, Forestry Incentives Program, Grazing Lands Conservation Initiative, Tennessee Partners Project, Wildlife Habitat Incentives Program, Wetlands Reserve Program, and others.

# GLOSSARY OF TERMS AND ABBREVIATIONS

## Abbreviations

LTTN	The Land Trust for Tennessee
BDR	Baseline Documentation Report
SF	Stewardship Fund
CE	Conservation Easement

## General Terms

Condemnation, also known as eminent domain, is the means by which a government or a government-empowered private entity—such as a utility corporation—appropriates property for a public purpose.

Eminent domain, also known as condemnation, is the means used by government or a government-empowered private entity—such as a utility corporation—to appropriate property for a public purpose without the owner's consent.

Tennessee Division of Natural Heritage provides information to government agencies and consultants in environmental reviews and land use planning processes.

<http://www.state.tn.us/environment/nh/>

T&E: Threatened and endangered species.

FPP: The Farmland Protection Program.

## Summary of Conservation Options:

Conservation Easement: Legal agreement between a landowner and a land trust that restricts the amount and type of development that can occur on the land and permanently protects the property's conservation values. Landowner continues to own, use, and live on the land. Potential income and estate tax benefits.

Fee Simple Ownership: The landowner grants all his right, title, and interest in the property to the land trust. Land trust owns and manages land. Potential income and estate tax benefits.

Undivided Partial Interests: The landowners grants a shared, percentage ownership in the property to the land trust over several years until the land trust has full ownership. Land trust eventually will own land, but joint ownership in interim. Potential income tax deductions spread over several years. Estate tax benefits.

Devise: Land is conveyed to land trust at death of the landowner through the landowner's will. No income tax benefits, but estate tax benefits remain.

Remainder Interest/ Reserved Life Estate: The Landowner conveys the land to the land trust, but continues to live on or use the property until his or her death. "Remainder interest" in property then reverts to land trust. Limited income tax benefits; full estate tax benefits.

Bargain Sale: Land or conservation easement is sold to land trust for less than fair market value. Potential income and estate tax benefits.

Right of First Refusal: The landowner agrees to grant the land trust the right to meet any bona fide offer to purchase the property.

Lease: Land is leased to a land trust or an individual for a specified period of years. Restrictions are placed on its use during that time period, effectively postponing development. No income or estate tax benefits.

Deed Restrictions: Terms are placed in the deed to the property that restricts certain uses of the real estate by subsequent owners. No income tax benefits; possible estate tax benefits.

Mutual Covenants: Several landowners mutually agree to restrict their land. May not involve a land trust. Not necessarily permanent or binding on future owners. No income or estate tax benefits.

Management Agreement: The landowner and the land trust enter into a generally informal contract concerning how the property's natural resources are to be managed.

Registry Programs: The landowner enters into a legally non-binding agreement to protect the conservation values of his or her land, and the land trust recognized the arrangement with a certificate, plaque, etc.

Landowner Contact: The land trust notifies the landowner of the unique conservation values of his or her property.

### **Other Real Estate and Property Law Terminology:**

Deed: The legal document by which title to, or an interest in, real estate is conveyed from one (the "grantor") to another (the "grantee").

Option: A legal right by which one party has the legal right to buy certain property at a certain time at a specified price or on certain conditions, to the exclusion of other buyers.

Purchase and Sales Contract: The contract between a buyer and seller for the purchase of real estate, including all of the terms and conditions of the transaction.

Joint Tenancy: Ownership of property by two or more persons, and under which title passes at the death of one owner the surviving owner(s).

Tenancy in Common: Ownership of property by two or more persons, but in which each holds an undivided interest in the whole that does not pass at death by survivorship to the other owner(s).

Possessory interest: The right to have possession of and use real estate. A life tenant has possessory interest; the holder of the remainder interest does not until the end of the life estate. The holder of a conservation easement does not have a possessory interest.

Appraisal: An estimate of value of property by a qualified, independent, professional appraiser.

Assessment: The valuation of property in order to apportion, or assess, tax upon it, often in relation to other similar property also taxed.

Fair Market Value: The price that a willing buyer would pay a willing seller, neither being under any compulsion to buy or sell, and both having full knowledge of all relevant facts.