48

This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Radnor Homes, Inc. 5544 Franklin Road Suite 200 Nashville, TN 37220	Same	Map 151-09-0-A; Parcels 153 & 154

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, JCH Development Company, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Radnor Homes, Inc., a Tennessee corporation (Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 153 & 154, as shown on the Plan of Long Hunter Chase, Phase 2, Section 1 of record in Plat Book 7900, Pages 763 and 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to JCH Development Company, Inc., a Tennessee corporation, by deeds of record in Book 7736, Page 247, and Book 8787, Page 944 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 1995, a lien but not yet due and payable, have been prorated and are to be paid by the Seller.

(2) Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase of record in Book 9430, Page 251, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 9534, Page 938, Register's Office for Davidson County, Tennessee.

(3) All matters shown on plan of record in Book 7900, Page 595, Register's Office for Davidson County, Tennessee.

(4) Grant of Transmission Line Easement to United States of America, 150 feet in width, of record in Book 2336, Page 532, and in Book 4428, Page 568, in said Register's Office, and Judgment for Easement of record in Book 4535, Page 351, in said Register's Office.

(5) Easement for drainage ditch granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4717, Page 515, in said Register's Office.

(6) Easement for water mains granted to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, of record in Book 8197, Page 288, in said Register's Office.

(7) Conveyance of Common Areas to Long Hunter Chase Homeowners' Association of record in Book 9432, page 792, Register's Office for Davidson County, Tennessee.

(8) Charter of the Long Hunter Chase Homeowner's Association of Record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.

(9) All matters shown on the plan of Long Hunter Chase, Phase 2, Section 1 of record in Plat Book 7900, pages 763 and 764, Register's Office for Davidson County, Tennessee.

(10) In reference to Lot 154 the following "Critical Note" appears on the plat of record in Plat Book 7900, pages 763 and 764, Register's Office for Davidson County, Tennessee and shall apply:

Critical lot note for lots 154, 156, 157, 182, 193, 206, 207, 208, 209 & 210

For lots designated critical, prior to issuance of a building permit, a grading plan complete with the following information at a scale 1"=20' shall be submitted to the planning commission staff for approval. Building locations and finish floor elevations, location of all proposed site improvements, top and bottom elevations of retaining walls, existing proposed contours at a maximum of two feet, specified and illustrated methods of stabilizing graded slopes steeper than 33 percent, limits of grading, and existing trees to be preserved within the limits of grading and method of protection during construction.

Approval will be based upon care taken to minimize both the lot area subject to grading and the amount of cut/fill required to prepare the lot as a building site.

This is unimproved property.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26 day of January, 1995.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corbett
Its: Secretary

a:LHC-war.153:ddh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **W. Lee Corbett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Secretary of **JCH Development Company, Inc.**, the within named bargainor, a corporation, and who acknowledged that as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS MY HAND, at office, this 10 day of January, 1995.

Paula K. Vaughn
Notary Public

My Commission Expires:

11-22-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me this 10th day of January, 1995.

Notary Public

My Commission Expires:

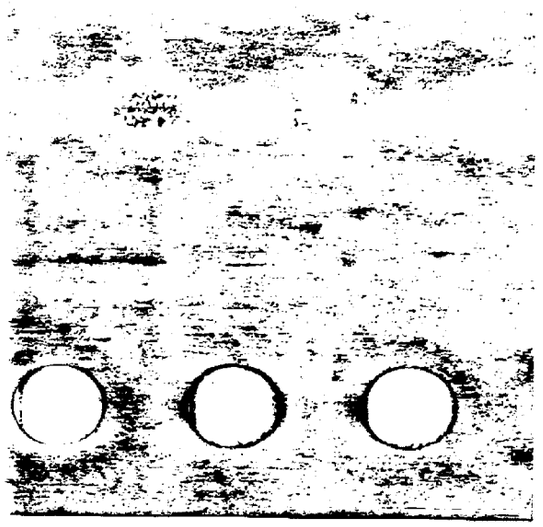
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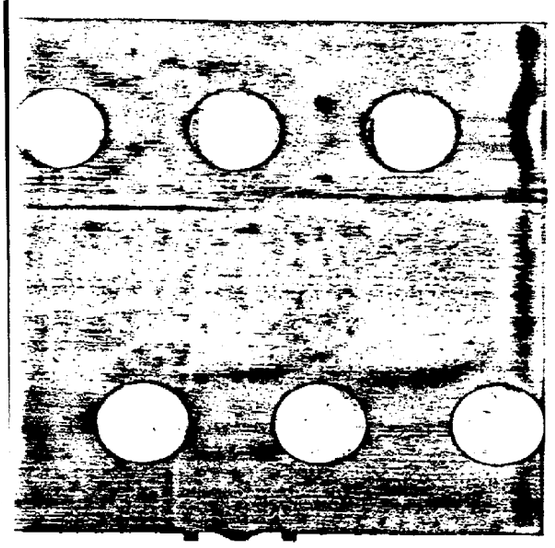
24601
IDENTIF. ↑ REFERENCE

95 JAN 11 PM 2:44
REGISTER
DAVIDSON COUNTY, TN.

1202 01/11 0101 03CHECK 235.00

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9569 PG 257

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

01/11/95 01 14:44 0001 1202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24601
IDENTIF. # REFERENCE

95 JAN 11 PM 2:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 871054