FCH

BOOK 10811 PG 495

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

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| Radnor Homes, Inc.<br>5544 Franklin Road<br>Suite 200<br>Nashville, TN 37220 | Same | Map 151-09-0-A;<br>Parcels 155 & 176 |

**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. 155 & 176, 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 1998, a lien but not yet due and payable.

(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.

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 19th day of February, 1998.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corbett
Its: Secretary

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 19th day of February, 1998.

Notary Public

DEBRA D. HARDIMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

5/30/99

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Terry B. Powell
Affiant

Sworn to and subscribed before me this 23rd day of February, 1998.

Notary Public

My Commission Expires:

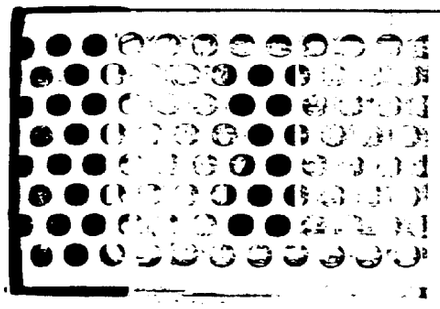
6-30-98

JULIE N. READ
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

98 FEB 26 PM 1:34

04052223

LHC-war.169:ddh



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

RECEIVED OF _____

FOR _____

BOOK 10811 PG 498

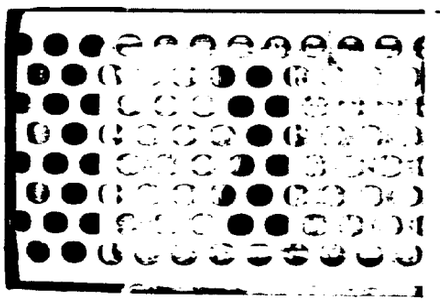
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

AMT 50000.00
CON TX 135.00
PRFEE 1.00
MISC 17.00
TOTAL 153.00
CHECK 153.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/26/98 01 13:22 0001 5224



98 FEB 26 PM 1:34

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IDENTIFYING REFERENCE

No. 1258685