OCT- 1-99 FRI 11:51 AM STEWART & BLACK FAX NO. 0001 P. 1

15 B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **October, 1999** between JCH DEVELOPMENT COMPANY, INC., GRANTOR, and MAXIM HOMES, LLC., A TENNESSEE LIMITED LIABILITY CO., GRANTEE

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JCH DEVELOPMENT COMPANY, INC., hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto MAXIM HOMES, LLC., A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, in and to certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property") This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4341 CAMBRIDGE DRIVE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, ITS heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, ITS successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, BUT NOT OTHERWISE.

WITNESS the hand and seal of the duly authorized official of GRANTOR on the day and year first above written

JCH DEVELOPMENT COMPANY, INC.
A TENNESSEE CORPORATION,
by: _____
W. LEE CORBETT, SECRETARY
Signature of Seller

00 OCT 11 PM 2:09

06452276

RECORDING

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid 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 (or herself) to be SECRETARY of JCH DEVELOPMENT COMPANY, INC., the within named bargainor, a CORPORATION, and that he/she as such SECRETARY, executed the foregoing instrument for the purpose therein contained, by signing the name of the CORPORATION by himself (or herself) as SECRETARY.

Witness my hand, at office, in NASHVILLE, DAVIDSON County, this 1st day of October, 1999.

Notary Public

My Commission Expires 9-28-2002

NOTARY PUBLIC AT LARGE COUNTY

Name and Address of Property Owner:

MAXIM HOMES, LLC.
104 Woodmont Blvd
Ste. 401
Nashville, Tn 37205

Property Address:

4341 CAMBRIDGE DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

NASHVILLE

Map & Parcel #: MAP 151-09-0-A, PARCEL 156.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ 38000.00 which amount is equal to, or greater than, the amount which the property or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of October, 1999.

Notary Public

My Commission Expires 5/28/2000

NOTARY PUBLIC AT LARGE COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, being Lot No. 156 on the Plan of Long Hunter Chase, Phase, a Planned Unit Development, which plan is of record in Plat Book 7900, pages 763 and 764, said Register's Office, to which plan reference is here made for a more complete and accurate description of said lot.

BEING a portion of the same property conveyed to JCH DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, by Warranty Deed from IMOGENE LACKEY PHELPS, ET AL, of record in Book 7739, Page 657, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 151-09-0-A, PARCEL 156.00CO, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 0).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 763-764, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions with by-laws appended thereto, of record in Book 9430, page 251, said Register's Office, as amended in Book 9534, page 938, said Register's Office.

4. Charter of Long Hunter Chase Homeowners Asociation, of record in Book 9433, page 953, said Register's Office

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

06:53276

SCOTT H FH 2:09

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526322