Instr:200008010075805 Page: 1 OF 3
REC'D FOR REC 08/01/2000 10:37:37AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $654.90

STATE OF TENNESSEE Williamson
COUNTY OF ~~WILLIAMSON~~ HAD
~~Davidson~~ HAD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2000.

Notary Public

My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William R. Brim
4360 Cambridge Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 151-09-0-A-177.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JCH Development Company, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **William R. Brim** hereinafter referred to as Grantees, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 177 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.

Being part of the same property conveyed to JCH Development Company, Inc. by deed of record in Book 7739, page 657, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 763 & 764, Register's Office for Davidson County, Tennessee.

Easement for telephone utility of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

Easement for water main of record in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer of record in Book 9988, page 793, Register's Office for Davidson County, Tennessee.

Easement for water main of record in Book 9988, page 221, Register's Office for Davidson County, Tennessee.

Transmission line Easement of record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

TVA Easement of record in Book 4446, page 423 and Book 4535, page 351, Register's Office for Davidson County, Tennessee.

Quitclaim Deeds to Homeowners' Association of record in Book 9432, page 792 and Book 9649, page 764, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Surveyors Certificate of Correction of record in Book 9473, page 43, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9430, page 251, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 4360 Cambridge Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of July, 2000.

JCH Development Company, Inc.

By: _____
Kevin Mulderrig, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Mulderrig, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Vice President of JCH Development Company, Inc. and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Vice President of JCH Development Company, Inc.

Witness my hand and official seal this 20th day of July, 2000.

_____
Notary Public

1/30/02
My Commission Expires

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02110-TD