Davidson County DEEDWARR
Recvd: 06/08/01 14:53 2pgs
Fees:11.00 Taxes:92.50
20010608-0060778

PICK-UP

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Preston Goddard d/b/a Goddard Construction Company 3016 Palomino Place Hermitage, Tennessee 37076	Same	Map 151-9-A Parcel 191

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 Preston Goddard d/b/a Goddard Construction Company, a sole proprietorship ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being Lot No. 191 on the Plan of Long Hunter Chase, Phase 2, Section 1, of record in Book 7900, Pages 763 - 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JCH Development Company, Inc., by Deed of Imogene Mackey Phelps, James L. Mackey, Eva Fay Mackey Jared, Nova Gay Mackey Coats, Maxie C. Mackey, Linda Mackey Spinors, Nancy Mackey Roberts, Carolyn M. Deaerich, and Dianne M. Crowell, record in Book 7739, Page 657, 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. Plan of Long Hunter Chase, Phase 2, Section 1, of record in Plat Book 7900, Pages 763-764, Register's Office for Davidson County, Tennessee, and all matters shown thereon.

2. Easements for Sewer of record in Book 9588, Page 930, Register's Office for Davidson County, Tennessee.

3. Quitclaim of Common Areas to the Long Hunter Chase Homeowners' Association of record in Book 9432, page 792, Register's Office for Davidson County, Tennessee.

4. Water Main easement of record in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

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

6. Grant of Transmission Line Easement to the United State of America, being 150 feet wide, of record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

7. Declaration of Taking of record in Book 4446, page 423, said Register's Office and Judgement of record in Book 4535, page 351, said Register's Office for a 150 feet wide easement for the use of the Tennessee Valley Authority.

8. Conveyance of Sanitary Sewer Easement of record in Book 9988, page 793, Register's Office for Davidson County, Tennessee.

9. Conveyance of Water Main of record in Book 9988, page 821, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions and Restrictions for Phase 2, Section 1, of record in Book 9430, Page 251, Register's Office for Davidson County, Tennessee.

11. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

12. Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

13. Subject to the rights of others in and to the common areas/elements.

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 8th day of June, 2001.

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 8th day of June, 2001.

Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me this 8th day of June, 2001.

Notary Public

My Commission Expires: 9/28/02