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Davidson County DEEDWARR
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Fees:18.00 Taxes:592.00
20010821-0090402

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 W. Goddard and wife,<br>Lesia L. Goddard<br>4408 Benchmark Drive<br>Antioch, Tennessee 37013 | same | 151-9-A-194 |

## 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 and wife, Lesia Goddard ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 2, Section I, of record in Plat Book 7900, Pages 763 and 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, a 1/5 undivided interest; Jesse L. Mackey, a 1/5 undivided interest; Eva Fay Mackey Jared, a 1/5 undivided interest; Nova Gay Mackey Coats, a 1/5 undivided interest; Maxie C. Mackey, a 1/15 undivided interest; Linda Mackey Spinors, a 1/30 undivided interest; Nancy Mackey Roberts, a 1/30 undivided interest; Carolyn M. Deaerich, a 1/30 undivided interest; and Dianne M. Crowell, a 1/30 undivided interest; 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.

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. Subject to Restrictions of record in Book 9534, page 938; and Book 9534, Page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; in said Register's Office, which sets forth restrictions, assessments, liens, and other matters and to which reference is hereby made for more particulars.

12. The property herein described is subject to corrective assessment under TCA 67-5-603.

13. 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.

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

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

This is improved property commonly known as 4408 Benchmark Drive, Antioch, Tennessee 37013.

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 21 day of August, 2001.

JCH DEVELOPMENT COMPANY, INC.

W. Lee Corbett, Jr.

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 President.

WITNESS MY HAND, at office, this 21 day of August 2001.

Notary Public

My Commission Expires: 9-28-02



LHC/195.Goddard/Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me this 21st day of August, 2001.

Notary Public

My Commission Expires: 9-28-05



LHC/195.Goddard/Deed