Box 414
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Davidson County DEEDWARR
Recvd: 09/07/01 12:17 7pgs
Fees:38.00 Taxes:2265.05
20010907-0097328

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.
CASON LANE DEVELOPMENT PARTNERS P.O. Box 1887 LaVergne, Tennessee 37086	Same	Being a Portion of: Map 151, Parcels 40, 22 and 79.

LIMITED 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 **Cason Lane Development Partners,** a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

A TRACT IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED SOUTHEAST OF HOBSON PIKE NORTHEAST OF SMITH SPRINGS PARKWAY, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT IN THE NORTH RIGHT-OF-WAY OF OLE NOTTINGHAM DRIVE AND 30 FEET FROM THE SOUTH RIGHT-OF-WAY OF HOBSON PIKE. SAID POINT ALSO BEING 30 FEET FROM THE CENTERLINE OF SAID OLE NOTTINGHAM DRIVE.

THENCE, N46°02'39"E 210.16 FEET TO A POINT;

THENCE, N45°48'07"W 15.96 FEET TO A CONCRETE MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY OF HOBSON PIKE;

THENCE, WITH THE RIGHT-OF-WAY OF HOBSON PIKE N46°12'51"E 100.00 FEET TO AN IRON PIN FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY N86°41'20"E 39.05 FEET TO AN IRON PIN FOUND;

THENCE, N69°17'54"E 309.91 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, S80°59'51"E 131.06 FEET TO A "T" BAR FOUND;

THENCE, S05°20'09"W 1197.71 FEET TO A "T" BAR FOUND;

THENCE, S39°55'00"E 72.40 FEET TO A POINT;

THENCE, LEAVING SAID BOUNDARY AND CUTTING INTO THE INTERIOR OF SAID PROPERTY S50°05'07"W 105.00 FEET TO A POINT;

THENCE, S39°54'54"E 60.00 FEET TO A POINT;

THENCE, S53°31'18"W 50.09 FEET TO A POINT;

THENCE, S50°05'07"W 109.7 FEET TO A POINT;

THENCE, S43°35'46"E 27.16 FEET TO A POINT;

THENCE, S60°22'30"W 87.94 FEET TO A POINT;

THENCE, S45°37'15"W 82.23 FEET TO A POINT;

THENCE, S52°51'41"W 65.02 FEET TO A POINT;

THENCE, N73°33'03"W 105.27 FEET TO A POINT;

THENCE, N60°02'34"W 207.28 FEET TO A POINT;

THENCE, N71°59'51"W 180.60 FEET TO A POINT;

THENCE, S33°49'35"W 227.60 FEET TO A POINT;

THENCE, S74°39'00"W 245.82 FEET TO A POINT;

THENCE, S70°01'09"W 110.02 FEET TO A POINT;

THENCE, S36°38'31"W 57.99 FEET TO A POINT;

THENCE, S64°23'06"W 116.02 FEET TO A POINT;

THENCE, S10°06'19"E 9.80 FEET TO A POINT;

THENCE, S64°56'03"W 104.41 FEET TO A POINT;

THENCE, N55°46'58"W 19.52 FEET TO AN IRON PIN THE NORTH LINE OF

PONG MOON CHENG PROPERTY OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY IN DEED BOOK 4932, PAGE 801;

THENCE, WITH SAID ORIGINAL LINE N81°28'57"W 573.24 FEET TO A 1/2 INCH IRON RE-BAR PIN;

THENCE, LEAVING SAID ORIGINAL LINE AND PONG'S NORTH LINE CUTTING TO THE INTERIOR OF THE PROPERTY HEREIN DESCRIBED AND FOLLOWING THE ORIGINAL PHASE I BOUNDARY LINE AS FOLLOWS:

THENCE, N27°46'23"E 88.05 FEET TO A 1/2 INCH IRON RE-BAR PIN;

THENCE, N35°33'06"E 130.63 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N64°43'23"E 168.08 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N75°42'26"E 50.65 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N80°30'48"E 123.44 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, S08°08'54"E 12.84 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N83°11'20"E 202.05 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N09°13'30"E 89.39 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, S80°46'30"E 125.00 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N09°13'30"E 28.61 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, S80°46'32"E 128.18 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N09°13'30"E 101.70 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, S85°52'33"E 70.40 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, S76°21'13"E 241.00 FEET TO A 1/2 IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N27°45'10"E 210.81 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N61°50'32"E 217.74 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N21°47'58E 85.00 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N74°28'26"E 168.62 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N11°28'16"W 38.90 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N82°35'10"E 86.09 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N06°22'00"E 63.53 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N03°23'29"E 60.62 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N00°15'45"E 120.47 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N06°44'37"E 42.09 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N69°54'55"W 73.23 FEET TO A 1/2 INCH IRON RE-BAR PIN WITH CAP (DBS & ASSOCIATES) SET;

THENCE, N39°29'11"W 111.24 FEET TO A POINT IN THE RIGHT-OF WAY OF WINCHESTER PASS;

THENCE, WITH A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 41.30 FEET SAID CURVE HAVING A DELTA OF 94°39'19";

THENCE, WITH THE RIGHT-OF-WAY OF OLE NOTTINGHAM DRIVE ALONG A CURVE TO THE LEFT SAID CURVE HAVING A LENGTH OF 52.56 FEET AND A RADIUS OF 330.00 FEET SAID CURVE HAVING A DELTA OF 09°07'32" CONTINUING ALONG SAID OLE NOTTINGHAM NORTHERN RIGHT-OF-WAY A BEARING OF N43°57'23"W 196.83 FEET TO THE POINT OF BEGINNING CONTAINING 26.05 ACRES MORE OR LESS

Being a portion of the same property conveyed to JCH Development Company, Inc., by deeds of record in Book 7739, Page 657, Book 9819, Page 809 and Book 10021, Page 171 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as Villages of Long Hunter, Phase 2, Hobson Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, 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, other than as follows:

(1) Taxes for the year 2001, a lien due and payable, but not yet delinquent.

(2) Water Main easement 20 feet wide granted to Metropolitan Government of Nashville and Davidson County, of record in Book 8197, Page 288, Register's Office for Davidson County, Tennessee.

(3) Utility easement granted to Tennessee Telephone Company of record in Book 9661, Page 919, in said Register's Office.

(4) Transmission line easement granted to the United State of America for the purpose of transmission line and/or lines of record in Book 2338, page 466, said Register's Office.

(5) Declaration of Taking of record in Book 4446, Page 423 in said Register's Office, and Judgment of record in Book 4535, Page 351 in said Register's office for a 150 foot wide easement for the use of the Tennessee Valley Authority.

(6) Water main easement 20 feet wide granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 8358, Page 91 in said Register's Office.

(7) Water Main easement 20 feet wide granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 8358, Page 94 in said Register's Office.

(8) Easement granted to Crossmann Communities of Tennessee, LLC for the purpose of sewer lines, storm drainage facilities and lift station of record as Instrument No. 20000906-0088271, said Register's Office.

(9) Easement granted to Crossmann Communities of Tennessee, LLC for the purpose of a 6 inch force main sewer line of record as Instrument No. 20000906-0088272, said Register's Office.

(10) Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record as Instrument No. 200001030-0107415, said Register's Office.

(11) Reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, page 302, and in Book 1101, page 457, said Register's Office.

(12) Rollback taxes as defined in Tennessee Code Annotated Section 67-5-100, et seq.

(13) Matters shown on the unrecorded survey of Christopher L. White, TN RLS 1569, dated January 21, 2000, and last revised July 27, 2000.

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 claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 6th day of September, 2001.

JCH DEVELOPMENT COMPANY, INC.

By: _____
Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, of the said county and state, W. Lee Corbett, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of **JCH Development Company, Inc.**, the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal this 6th day of September, 2001.

Brenda English
Notary Public

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $612,175.00.

Affiant

Sworn to and subscribed before me this 6th day of September, 2001.

Notary Public

My Commission Expires: 3/29/03

JCH/Crossman/deed3