19-A

Davidson County DEEDWARR
Recvd: 03/11/02 15:56 3pgs
Fees:18.00 Taxes:98.05
20020311-0030433

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 151-9-0-A Parcel 188

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. 188 on the Final Plat 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 from 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, and Book 9649, page 764, 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 Judgment 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 matters in Surveyor's Certificate of Correction to Plan of Phase 3, Section 1, Long Hunter Chase, o record in Book 9813, page 167, Register's Office for Davidson County, Tennessee.

12. Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, page 789, Register's office for Davidson County, Tennessee.

13. Easement granted by Dardanus Mackey and wife, Mary F. Mackey to United States of America for purposes of maintaining a transmission line of record in Book 1101, page 457, Register's Office for Davidson County, Tennessee.

14. Grant of Easements to Crossman Communities of Tennessee, LLC, of record in Instrument No. 20000906-0088271, Register's Office for Davidson County, Tennessee.

15. Agreement for dedication of Easement or Sanitary Sewers and/or Storm Drainage recorded in Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.

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

17. Easement for a drainage ditch granted by James Franklin and Ann F. Franklin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4717, page 515, Register's Office for Davidson County, Tennessee.

18. Agreement for Dedication of Easement for Water Mains and Appurtenances granted by Maurice W. Pinson, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8358, pages 91 & 92, Register's Office for Davidson County, Tennessee.

19. Easement granted Crossman Communities of Tennessee, LLC by JCH Development Company, Inc., for the construction, installation, operation, maintenance, and repair or replacement of sewer line and related facilities, of record as Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

20. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase of record in Book 9534, page 938, Register's Office for Davidson County, Tennessee.

21. Declaration of Annexation of Long Hunter Chase Phase One, Section One and Submission to the Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase recorded in Book 9534, page 942, Register's Office for Davidson County, Tennessee.

22. Declaration of Annexation of Long Hunter Chase, Phase Three, Section One and Submission to the Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase recorded in Instrument Number 20010514-0049630, Register's Office for Davidson County, Tennessee.

23. 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.

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

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

This is unimproved property commonly known as Lot 188, Long Hunter Chase, Phase 2, Section 1, in Antioch, Davidson County, Tennessee.

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 11 day of March, 2002.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corbett
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Lee Corbett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11 day of March, 2002.

Notary Public

SHERIE D. GUYE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-28-02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $26,500.00.

Affiant

Sworn to and subscribed before me this 11th day of March, 2002.

Notary Public

KATHY HENNINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/26/02