9-A

Davidson County DEEDWARR
Recvd: 04/23/02 15:52 3pgs
Fees:18.00 Taxes:583.49
20020423-0050235

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.
Vanessa R. Kiser and Jon E. Kiser 4364 CambridgeDrive Antioch, Tennessee 37013	SAME	Map: 151-9-A Parcel: 178

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 Vanessa R. Kiser and Jon E. Kiser ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being Lot No. 178 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 Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees 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) 2002 Davidson County taxes have been prorated at closing and are hereby assumed by the Grantees.

(2) 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.

(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, and Book 9988, page 221, 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) 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.

(10) All matters in Surveyor's Certificate of Correction to Plan of Phase 3, Section 1, Long Hunter Chase, of record in Book 9473, page 43, and Book 9813, page 167, Register's Office for Davidson County, Tennessee.

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

(12) 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.

(13) 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.

(14) 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.

(15) Boundary Plat of record in Book 7900, Page 595, Register's Office for Davidson County, Tennessee.

(16) Notice of Completion of record as Instrument No. 200111130124303, Register's Office for Davidson County, Tennessee.

(17) 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.

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

(19) Subject to the rights of others in and to the common areas/elements.

This is improved property commonly known as 4364 Cambridge Drive, Long Hunter Chase, Antioch, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 18th day of April, 2002.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corbett
Its: Secretary

HH/593.Goddard/deed

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 18th day of April, 2002.

Notary Public

My Commission Expires: 9-28-02

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,700.00.

Affiant

Sworn to and subscribed before me this 18th day of April, 2002.

Notary Public

My Commission Expires: 9-28-02

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