Davidson County DEEDWARR
Recvd: 09/09/02 15:07 5pgs
Fees:28.00 Taxes:2750.23
20020909-0109123

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, 17 and 22.

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:

TRACT No. 1

Land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the most easterly corner of lot 121 Villages of Long Hunter Phase Two as recorded in instrument number 20020515-0059732, R.O.D.C., TN.;

Thence, along the lines of the U.S. Army Corps of Engineers, South 39° 54' 01" East a distance of 773.92 feet;
Thence, South 09° 01' 50" West a distance of 378.25 feet;
Thence North 89° 49' 56" West a distance of 480.54 feet,
Thence, North 81° 07' 32" West a distance of 1074.04 feet;
Thence, North 80° 27' 37" West a distance of 420.32 feet;

Thence, along the lines of the aforementioned Phase Two, North 08° 19' 18" East a distance of 116.13 feet;
Thence, South 55° 46' 58" East a distance of 19.50 feet;
Thence, North 64° 56' 03" East a distance of 104.41 feet;
Thence, North 10° 06' 19" West a distance of 9.80 feet;
Thence, North 64° 23' 06" East a distance of 116.02 feet;
Thence, North 36° 38' 23" East a distance of 57.99 feet;

Thence, North 70° 01' 09" East a distance of 110.02 feet;
Thence, North 74° 39' 00" East a distance of 245.82 feet;
Thence, North 33° 49' 35" East a distance of 227.60 feet;
Thence, South 71° 59' 51" East a distance of 180.60 feet;
Thence, South 60° 02' 34" East a distance of 207.28 feet;
Thence, South 73° 33' 03" East a distance of 105.27 feet;
Thence, North 52° 51' 41" East a distance of 65.02 feet;
Thence, North 45° 37' 15" East a distance of 82.23 feet;
Thence, North 60° 22' 30" East a distance of 87.94 feet;
Thence, North 43° 35' 46" West a distance of 27.16 feet;
Thence, North 50° 05' 07" East a distance of 109.70 feet;
Thence, North 53° 31' 28" East a distance of 50.09 feet;
Thence, North 39° 54' 53" West a distance of 60.00 feet;
Thence, North 50° 05' 07" East a distance of 104.89 feet to the Point of Beginning containing 25.04 acres or 1090,824 square feet.

TRACT No. 2

Beginning at a Point in the northerly margin of Hobson Pike;

Thence, along the line of Phase 3, Section One, Long Hunter Chase as recorded in instrument number 20001103-0109138, R.O.D.C., TN. North 44° 39' 38" East a distance of 405.19 feet; Thence, North 45° 07' 02" West a distance of 300.00 feet;

Thence, along the southeasterly line of Phase Three, Section Two, Long Hunter Chase, North 44° 39' 38" East a distance of 577.20 feet;

Thence, leaving said Section Two, South 76° 13' 26" East a distance of 214.74 feet;
Thence, South 06° 30' 00" West a distance of 100.23 feet;
Thence, South 08° 07' 00" West a distance of 416.51 feet;

Thence, along the northerly margin of Hobson Pike with a curve to the right an arc distance of 708.56, said curve having a radius of 3779.72 feet a chord direction of South 60° 35' 37" West and a chord length of 707.53 feet to the Point of Beginning containing 6.59 acres or 286,962 square feet.

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 3, 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 2002, a lien but not yet due and payable.

(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 boundary plat of record in Book 7900, Page 595, said Register's Office.

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 4th day of September, 2002.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corlett

Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, of the said county and state, W. Lee Corlett, 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 4th day of September 2002.

Tillie Smith
Notary Public

My Commission Expires: 5/28/06

TILLIE SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

JCH/Crossman/deed3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $743,305.00.

Affiant

Sworn to and subscribed before me this 24 day of September, 2002.

Notary Public

My Commission Expires: 1-22 2003

LYNN F. VAUGHT
MY COMM. EXP.
NOTARY PUBLIC AT LARGE
JAN. 22, 2003
RUTHERFORD COUNTY, TN

JCH/Crossman/deed3