Davidson County DEEDWARR
Recvd: 02/13/03 10:05 2pgs
Fees:13.00 Taxes:120.20
20030213-0019769

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.
NVR, Inc. T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	Map 151-09-0-A Parcel 245

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 NVR, Inc. T/A Fox Ridge Homes ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 245 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 3, Section 1, of record in Instrument No. 20001030109138, 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 tract or parcel 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. Taxes for the year 2003, a lien, but not yet due and payable.

2. All matters on the Plan of Long Hunter Chase as of Record in Plat Book 9700, Pages 934 and 935.

3. All matters on the Plan of Phase 3 Section 1, Long Hunter Chase of record as Instrument Number 20001103-0109138, Register's Office for Davidson County, Tennessee.

4. Grant of Easements to Crossman Communities of Tennessee, LLC, of record in Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

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

6. Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, Page 789, Register's Office for Davidson County, Tennessee.

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

8. Quitclaim of Common Areas to Long Hunter Chase Homeowners Association of record in Book 9432, Page 792 and Book 9649, Page 764, Register's Office for Davidson County, Tennessee.

9. Easements of record in Book 1115, Page 202; Book 1101, Page 457; Book 4717, Page 515; Book 8197, Page 288; Book 8358, Pages 91 & 92; Book 9661, Page 919; Book 2338, Page 466; Book 4446, Page 423; Book 4535, Page 351; Book 9988, Page 793; Book 11497, Page 592, all of record in Register's Office for Davidson County, Tennessee.

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase Homeowner's Association, Inc., of record in Book 9430, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

11. 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.

12. 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.

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

14. Subject to rights of others in/to the common areas/elements of Long Hunter Chase.

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.

This is unimproved property known as Lot 245, Long Hunter Chase, Phase 3, Antioch, TN 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 11th day of February, 2003.

JCH DEVELOPMENT COMPANY, INC.

By: _____
W. Lee Corbett, 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 Secretary.

WITNESS MY HAND, at office, this 11 day of February, 2003.

_____
Notary Public

TILLIE SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/06

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,486.00.

_____
Affiant

Sworn to and subscribed before me this 12th day of February, 2003.

_____
Notary Public

CAROLYN S. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/20/04

My Commission Expires 09-20-04

LHC/245/Deed