Davidson County DEEDWARR
Recvd: 07/22/03 11:08 4pgs
Fees:23.00 Taxes:628.63
20030722-0102407

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

(2)

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Nana A. Foakwa 4456 Benchmark Drive Antioch, Tennessee 37013	Same	151-9-A-182

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 Nana A. Foakwa ("Grantee"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 182 on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 2, Section I, of record in Plat Book 7900, Pages 763 and 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 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 tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their 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. Sanitary Sewer Easement of record in Book 9588, page 930, Register's Office for Davidson County, Tennessee.

2. Quitclaim Deed of Common Areas of record in Book 9432, page 792, and Book 9649, page 764, Register's Office for Davidson County, Tennessee.

3. Water Main Easement of record in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

4. Utility Easement of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

5. Grant of Transmission Line Easement of record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

6. Declaration of Taking of record in Book 4446, page 423, Register's Office for Davidson County, Tennessee.

7. Judgment of record in Book 4535, page 351, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement in Book 9988, page 793, Register's Office for Davidson County, Tennessee.

9. Conveyance of Water Main in Book 9988, page 821, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251, as amended in Book 9534, page 538, Book 9534, page 942, and Instrument Number 20010514-0049630, Register's Office for Davidson County, Tennessee.

11. Surveyors Certificate of Correction in Book 9813, page 167, of record in the Register's Office for Davidson County, Tennessee.

12. Easement of record in Book 1101, page 457, of record in the Register's Office for Davidson County, Tennessee.

13. Easement of record in Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

14. Sanitary Sewer Easement of record in Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.

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

16. Easement for Drainage Ditch of record in Book 4717, page 515, Register's Office for Davidson County, Tennessee.

17. Agreement for Dedication of Easement for Water Main of record in Book 8358, pages 91 and 92, Register's Office for Davidson County, Tennessee.

18. Easement of record in Instrument Number 200000906-0088272, Register's Office for Davidson County, Tennessee.

19. All matters as shown on plat of record in Plat Book 790, Pages 763-764, Register's

Office for Davidson County, Tennessee.

20. The property herein described is subject to corrective assessment under TCA 67-5-603.

21. 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.

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

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

This is improved property commonly known as 4456 Benchmark Drive, Antioch, Tennessee 37013.

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

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 16th day of July, 2003.

JCH DEVELOPMENT COMPANY, INC.

By: W. Lee Corbett
Its: 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 18th day of July, 2003.

Notary Public

My Commission Expires:

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

LHC/182/Deed

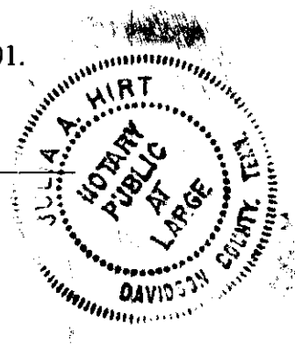
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00.

Laci Walker
Affiant

Sworn to and subscribed before me this 18th day of July, 2001.

Notary Public



My Commission Expires: 10/25/03

LHC/182/Deed