

Southland

THIS INSTRUMENT PREPARED BY:

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SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS  
AND OWNERS ASSOCIATION FOR MCKAY'S MILL

ANNEXING ADDITIONAL PROPERTY

This Supplementary Declaration of Protective Covenants and Owners Association for McKay's Mill made this 8th day of February, 2005, by Jones Land Company, LLC, a Tennessee limited liability company (hereinafter referred to as "Declarant").

RECITALS:

A. Declarant owns certain real property in Franklin, Williamson County, Tennessee, which is being developed as a residential planned unit development known as McKay's Mill Subdivision. That property is subject to the Protective Covenants and Owners Association for McKay's Mill of record in Book 1649, page 349, as subsequently supplemented, Register's Office for Williamson County, Tennessee (hereinafter referred to collectively as the "Declaration").

B. Pursuant to Article III of the Declaration, Declarant has the unilateral right to subject to the provisions of the Declaration additional property by filing in the Register's Office for Williamson County, Tennessee, an amendment to the Declaration annexing such additional property.

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. Article I, Section 1.1, of the Declaration is amended to annex the real property described in Exhibit "A", attached hereto and incorporated herein by reference, in accordance with the terms of Article III of the Declaration.

2. All references to the "Property" in the Declaration shall be deemed amended to include the real property described in paragraph 1 above.

IN WITNESS WHEREOF, this Supplementary Declaration of Protective Covenants and Owners Association for McKay's Mill has been executed by Declarant as of the day and year first above written.

JONES LAND COMPANY, LLC

By: [Signature]  
Daniel E. Crunk, Director of Land Development

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel E. Crunk, 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 Director of Land Development of Jones Land Company, LLC, the within named bargainer, a limited liability company, and he as such Director of Land Development, executed the foregoing instrument for the purpose therein contained, by signing the name of Jones Land Company, LLC, by himself as Director of Land Development of Jones Land Company, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of February, 2005.

[Signature]  
Notary Public

My Commission Expires: 7/30/05



EXHIBIT "A"  
McKAYS MILL P.U.D. SUBDIVISION  
AREA "D"  
PHASE 3

A tract of land in the Fourteenth Civil District of Williamson County, City of Franklin, Tennessee, being a portion of Lot 594 as shown on the final plat of McKays Mill P.U.D. Subdivision, Section 22 of record in Plat Book P39, Page 81, Register's Office for Williamson County, Tennessee(R.O.W.C.) and being more particularly described as follows:

Beginning at an iron rod (old) stamped "Ragan Smith Associates" in the westerly right-of-way of Oxford Glen Drive (50-foot public right-of-way) being an easterly corner of the Beazer Homes Corp. property of record in Deed Book 2515, Page 495, R.O.W.C., said iron rod being located South 40 degrees 13 minutes 28 seconds East, 141.00 feet from the southerly terminus of the southwest return curve at the most southerly intersection of said Oxford Glen Drive and Providence Circle (40-foot public right-of-way); thence,

With the westerly right-of-way of said Oxford Glen Drive for the next six call:

1. South 40 degrees 13 minutes 28 seconds East, 391.01 feet to an iron rod (old) stamped "Ragan Smith Associates";
2. Along a curve to the right having a radius of 425.00 feet, a central angle of 05 degrees 51 minutes 28 seconds, an arc length of 43.45 feet and a chord bearing and distance of South 37 degrees 17 minutes 44 seconds East, 43.43 feet to an iron rod (old) stamped "Ragan Smith Associates";
3. Along a curve to the right having a radius of 359.00 feet, a central angle of 32 degrees 06 minutes 05 seconds, an arc length of 201.14 feet and a chord bearing and distance of South 18 degrees 18 minutes 58 seconds East, 198.52 feet to an iron rod (old) stamped "Ragan Smith Associates";
4. Along a curve to the left having a radius of 1658.00 feet, a central angle of 02 degrees 55 minutes 25 seconds, an arc length of 84.60 feet and a chord bearing and distance of South 03 degrees 43 minutes 38 seconds East, 84.59 feet to an iron rod (old) stamped "Ragan Smith Associates";
5. South 05 degrees 11 minutes 20 seconds East, 88.95 feet to an iron rod (old) stamped "Ragan Smith Associates";
6. Along a return curve to the right having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 18 seconds, an arc length of 39.27 feet and a chord bearing and distance of South 39 degrees 48 minutes 49 seconds West, 35.36 feet to an iron rod (old) stamped "Ragan Smith Associates" in the northerly right-of-way of Clovercroft Road (public right-of-way varies); thence,

With said northerly right-of-way for the next five calls:

1. South 84 degrees 48 minutes 58 seconds West, 87.59 feet to an iron rod (old) stamped "Ragan Smith Associates";
2. Along a curve to the right having a radius of 1370.00 feet, a central angle of 14 degrees 22 minutes 27 seconds, an arc length of 343.70 feet and a chord bearing and distance of North 88 degrees 12 minutes 04 seconds West, 342.80 feet to an iron rod (old) stamped "Ragan Smith Associates";
3. South 10 degrees 41 minutes 56 seconds West, 4.89 feet to an iron rod (old) stamped "Ragan Smith Associates";
4. North 82 degrees 09 minutes 58 seconds West, 835.00 feet to an iron rod (old) stamped "Ragan Smith Associates";
5. North 83 degrees 40 minutes 55 seconds West, 92.60 feet to an iron rod (old) stamped "Ragan Smith Associates"; thence,

Leaving said northerly right-of-way, South 06 degrees 15 minutes 54 seconds West, 30.06 feet to the center of said Clovercroft Road; thence,

With the center of said Clovercroft Road, South 87 degrees 02 minutes 35 seconds West, 21.00 feet; thence,

Leaving said centerline, North 06 degrees 46 minutes 00 seconds East, passing the southeast corner of the Randall H. Doerter property of record in Deed Book 2272, Page 80, R.O.W.C. at 25.37 feet, continuing with the easterly line of said Doerter and passing an iron rod (old) stamped "Ragan Smith & Associates" at the common corner of said Doerter property and the Jones Company of Tennessee, L.L.C. property of record in Deed Book 3350, Page 66, R.O.W.C. at 199.04 feet and continuing with the easterly line of said Jones Company of Tennessee, L.L.C. for a total distance of 476.64 feet to an iron rod (old) stamped "Ragan Smith & Associates" being the common westerly corner of Lots 594 and 853 as shown on said McKays Mill P.U.D. Subdivision, Section 22; thence,

Leaving said Jones Company of Tennessee, L.L.C. and with the northerly line of said Lot 594 for the next eleven calls:

1. South 83 degrees 44 minutes 08 seconds East, 141.27 feet to an iron rod (old) stamped "Ragan Smith Associates";
2. South 06 degrees 15 minutes 52 seconds West, 29.32 feet to an iron rod (old) stamped "Ragan Smith Associates";
3. South 83 degrees 44 minutes 08 seconds East, 280.00 feet to an iron rod (old) stamped "Ragan Smith Associates";
4. South 06 degrees 15 minutes 52 seconds West, 19.69 feet to an iron rod (old) stamped "Ragan Smith Associates";
5. South 83 degrees 44 minutes 08 seconds East, 280.00 feet to an iron rod (old) stamped "Ragan Smith Associates";
6. South 06 degrees 15 minutes 52 seconds West, 155.57 feet to an iron rod (old) stamped "Ragan Smith Associates";
7. South 83 degrees 44 minutes 08 seconds East, 214.16 feet to an iron rod (old) stamped "Ragan Smith Associates";
8. North 43 degrees 11 minutes 50 seconds East, 213.92 feet to an iron rod (old) stamped "Ragan Smith Associates";
9. North 49 degrees 46 minutes 32 seconds East, 20.00 feet to an iron rod (old) stamped "Ragan Smith Associates";
10. North 40 degrees 13 minutes 28 seconds West, 263.62 feet to an iron rod (old) stamped "Ragan Smith Associates";
11. North 49 degrees 46 minutes 32 seconds East, 120.00 feet to an iron rod (old) stamped "Ragan Smith Associates"; thence,

With the southerly line of said Beazer Homes Corp. property North 49 degrees 46 minutes 32 seconds East, 20.00 feet to the Point of Beginning and containing 572,732 square feet or 13.148 acres, more or less.

Being a portion of the Jones Land Company, L.L.C. property of record in Deed Book 1569, Page 994, Register's Office for Williamson County, Tennessee.

BK/PG: 3478/295-297

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RESTRICTIONS	
02/15/2005	09:41 AM
BATCH	39593
MIG TAX	0.00
TRN TAX	0.00
REC FEE	15.00
DP FEE	2.00
REG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
**SADIE WADE**  
 REGISTER OF DEEDS