This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Chris B. Parker
6200 Paddington Way
Antioch, Tennessee 37013

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fifth Third Mortgage Company
250 W. Main Street
Lexington, KY 40507

MAP **151-09-0-A**
GROUP
PARCEL **13.00C0**

Davidson County DEEDWARR
Recvd: 02/27/01 10:53 3pgs
Fees:15.00 Taxes:621.60
20010227-0018052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D.E.R. Construction, Inc., a Tennessee corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Chris B. Parker and wife, Kerri C. Parker**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in ~~Wilson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 as shown on the Plan of Long Hunter Chase, Phase I, Section 3, of record in Book 9700, page 958, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a part of the same property conveyed to D.E.R. Construction, Inc. by deed from Barry Construction Company, a Tennessee corporation dated , of record in Book 11579, page 955, Register's Office for ~~Wilson~~ Davidson County, Tennessee.

This is improved property known as 6200 Paddington Way, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2001, a lien not yet due and payable. Map 151-09-0-A, Parcel 13.00C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 9430, page 251; Book 9432, page 792; Book 9543, page 938-942; Book 9473, page 43; and Book 9813, page 167 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 958, Register's Office for Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of February, 2001.

D.E.R. Construction, Inc.

By: David E. Roark, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David E. Roark** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **D.E.R. Construction, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of February, 2001.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $168,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February, 2001.

Kathy Snider
NOTARY PUBLIC
My Commission Expires: _____

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN