WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/01 08:32 2pgs
Fees:11.00 Taxes:957.58

20010518-0051474

01CS-1536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,806.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: July 28, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 1604 Westgate Circle, Suite 3, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Philippi (NAME)	First Equity Mortgage, Inc. (NAME)	MAP 180
825 Holt Grove Court (ADDRESS)	7265 Kenwood Road, Ste 111 (ADDRESS)	GROUP 03A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cincinnati, OH 45236 (CITY) (STATE) (ZIP)	PARCEL 96CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Drees Preferred Collection, Inc., an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Philippi and wife, Elaine Philippi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 73 on the Plan of Stone Creek Park Subdivision, Section 2-B, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, pages 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to Drees Preferred Collection, Inc., an Ohio Corporation, by deed from Zaring Homes, Inc., an Ohio Corporation, of record in Instrument Number 200102200015376, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 825 Holt Grove Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of May, 2001

Drees Preferred Collection, Inc., an Ohio Corporation
By:
Michael A. Zakrzewski, Assistant Secretary

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Zakrzewski and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Drees Preferred Collection, Inc. the within named bargainor, and corporation, and that he as such Assistant Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael A. Zakrzewski as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 16th day of May, 2001.

My commission expires July 28, 2001

Christopher M. Graveau
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.