WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

$400,930.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF May 2001

Notary Public

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

Davidson County DEEDWARR
Recvd: 05/29/01 12:08 2pgs
Fees:11.00 Taxes:1483.44
20010529-0055027

01CS-1520

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
Richard W. Downs (NAME)	First Equity Mortgage, Inc. (NAME)	MAP 183
324 Battle Road (ADDRESS)	7265 Kenwood Road, #111 (ADDRESS)	PARCEL 111
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cincinnati, OH 45236 (CITY) (STATE) (ZIP)	

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 Richard W. Downs and wife, Sue R. Downs, joint tenants with right of survivorship.

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 the 5th Civil District of Davidson County, Tennessee, Being Tract No. 10 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record. Said tract is bound in general on the North by Burkitt's Tract No. 9; on the East Battle Road; on the South by Burkitt's Tract 11; on the West by Burkitt's Tract No. 4.

Commencing at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road, North 34 degrees 35 minutes West 667 feet; and North 6 degrees 45 minutes East 485 fet to the point of beginning; thence with a new stake line North 84 degrees West 1122 feet to an iron pin; thence North 6 degrees 45 minutes East 199.3 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road, South 6 degrees 45 minutes West 200 feet to the point of beginning, containing 5.12 acres more or less.

Being a part of the same property conveyed to Drees Preferred Collection, Inc., an Ohio Corporation, by Warranty Deed from Zaring Homes, Inc., an Ohio Corporation, of record inInstrument 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 assessements, as shown of record in the Register's Office for Rutherford County, Tennessee.

unimproved ( )
This is improved (X) property, known as 324 Battle Road, Antioch, TN 37013
(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 17th 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 17th day of May, 2001.

My commission expires July 28, 2001

Christoph M. [illegible]
Notary Public

NOTARY PUBLIC
CHRISTOPHER DAVID CORRIGAN
TENNESSEE
WILLIAMSON COUNTY