STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of September, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

File

Davidson County DEEDWARR
Recvd: 10/01/02 10:27 6pgs
Fees:33.00 Taxes:5457.50
20021001-0118959

ADDRESS NEW OWNER(S) AS FOLLOWS:
Drees Premier Homes, Inc.
211 Grandview Drive
Ft. Mitchell, KY 41017

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
173-151, 173-151, 173-152,
172-155, 172-156, 180-31,
180-8, Part of 173-150

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danco Property Investments, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Drees Premier Homes, Inc.** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED "EXHIBIT A"

Tract 1

Being part of the same property conveyed to Danco Property Investments, LLC by Warranty Deed from Melvin C. Barnes, of record in Book 11753, Page 880, Register's Office for Davidson County, Tennessee.

Tract 2 & 3

Being the same property conveyed to Danco Property Investments, LLC by Warranty Deed from Greg Freels and wife, Paige Freels, a one-half undivided interest, and Dennis J. Buczek, a one-half undivided interest, of record in Book 11753, Page 874, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 4428, Page 138, as amended in Book 4479, Page 448, Register's Office for Davidson County, Tennessee. Applies to Map 180, Parcel 8.

4. Restrictive covenants contained in an instrument of record in Book 4276, Page 715, and re-recorded in Book 4404, Page 947, Register's Office for Davidson County, Tennessee. Applies to Map 180, Parcel 31.

5. Subject to a 40 foot right-of-way easement of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee. Applies to Map 180, Parcel 31.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is unimproved property known as 56.35 acres - Holt Road, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of September, 2002.

Danco Property Investments, LLC

Austin Daniel, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Daniel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Danco Property Investments, LLC, a limited liability company, and that he is authorized by Danco Property Investments, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of September, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

06295-ST

EXHIBIT A

Tract 1

Two tracts of land located in the Sixth Civil District of Davidson County, Tennessee, being generally located west of Nolensville Pike, and north of Holt Road. Said property being more fully described as follows :

The Charles Alexander, Trustee Property:

Beginning at an ½" diameter iron re-bar pin with cap (DBS & Associates) set in the western right-of-way of Nolensville Pike, said pin being located approximately 2200 feet from the centerline intersection of Nolensville Pike and Holt Road, South 50 degrees 43 minutes 12 seconds West a distance of 2.85 feet from a concrete monument found and South 11 degrees 58 minutes 02 seconds West a distance of 3.00 feet from a concrete monument found;

Thence South 50 degrees 43 minutes 12 seconds West for a distance of 488.15 feet, along the northern boundary of the Melvin Barnes Property, to an ½" diameter iron re-bar pin with cap (DBS & Associates) set, thence continuing with said boundary, South 50 degrees 43 minutes 12 seconds West for a distance of 1657.46 feet to an ½" diameter iron re-bar pin found in the eastern boundary of the Highland Creek Subdivision, Holt Valley, LLC property of record in the Register's Office for Davidson County at deed book 11294, at page 658, said pin also being the northwest corner of the Mary S. Rice property of record in deed book 10446 at page 935, R.O.D.C.;

Thence North 01 degree 39 minutes 05 seconds East for a distance of 639.42 feet, continuing with the eastern boundary of Highland Creek Subdivision, Holt Valley, LLC property, to an ½" diameter iron re-bar pin found; said pin being the southeast corner of the Richard Nelson property of record in deed book 10538 at page 213 R.O.D.C.;

Thence with Nelson's southern boundary, South 88 degrees 18 minutes 40 seconds East for a distance of 34.00 feet to an ½" diameter iron re-bar pin found;

Thence continuing with Nelson, North 33 degrees 41 minutes 53 seconds East for a distance of 714.54 feet to an ½" diameter iron re-bar pin found;

Thence continuing with Nelson, North 39 degrees 17 minutes 03 seconds East for a distance of 90.42 feet to an ½" diameter iron re-bar pin found;

Thence continuing with Nelson, North 64 degrees 34 minutes 17 seconds East for a distance of 983.62 feet to an ½" diameter iron re-bar pin found at the western right-of-way of Nolensville Pike;

Thence with said right-of-way, South 46 degrees 46 minutes 32 seconds East for a distance of 517.83 feet to an ½" diameter iron re-bar pin with cap (DBS & Associates) set at a point of curvature;

Thence with said curve to the right, having a radius of 7600.00 feet, and a central angle of 01 degree 12 minutes 56 seconds and being subtended by a chord which bears South 46 degrees 10 minutes 04 seconds East 161.23 feet, southeasterly for an arc length of 161.24 feet, to the ***Point of Beginning***, containing an area by computation of 31.31± Acres.

A Portion of The Melvin Barnes Property:

Beginning at an ½" diameter iron re-bar pin with cap (DBS & Associates) set in the north boundary of the Melvin Barnes property South 50 degrees 43 minutes 12 seconds West a distance of 488.15 feet, from the southeast corner of the above described tract of land;

Thence leaving said boundary, with a new line **South 17 degrees 35 minutes 05 seconds East for a distance of 813.40 feet** to an ½" diameter iron re-bar pin with cap (DBS & Associates) set in the northern boundary of the Gene H. Smith property of record in the Register's Office for Davidson County at deed book 10050, at page 799, R.O.D.C.;

Thence **South 48 degrees 30 minutes 00 seconds West for a distance of 362.62 feet**, to an ½" diameter iron re-bar pin found in the northern boundary of the E. Warner Butters property;

Thence **South 85 degrees 46 minutes 21 seconds West for a distance of 102.84 feet**, to an ½" diameter iron re-bar pin found, the northeast corner of the Melvin Barnes property of record in deed book 10261 at page 765, R.O.D.C.;

Thence continuing with said boundary, **South 87 degrees 38 minutes 47 seconds West for a distance of 324.26 feet** to an ½" diameter iron re-bar pin found;

Thence **North 88 degrees 36 minutes 00 seconds West for a distance of 58.00 feet**, to an ½" diameter iron re-bar pin with cap (DBS & Associates) set, the northeast corner of the Melvin Barnes property of record in deed book 8404 at page 676, R.O.D.C.;

Thence **North 88 degrees 36 minutes 00 seconds West for a distance of 373.59 feet**, to an ½" diameter iron re-bar pin with cap (DBS & Associates) set, the northeast corner of the Mary S. Rice property of record in deed book 10446 at page 935, R.O.D.C.;

Thence continuing with said boundary, **North 88 degrees 36 minutes 00 seconds West for a distance of 30.00 feet** to an ½" diameter iron re-bar pin with cap (DBS & Associates) set;

Thence **North 86 degrees 16 minutes 10 seconds West for a distance of 369.92 feet**, to an ½" diameter iron re-bar pin found in the eastern boundary of the Highland Creek Subdivision, Holt Valley, LLC property of record in the Register's Office for Davidson County at deed book 11294, at page 658, said pin also being the northwest corner of the Mary S. Rice property of record in deed book 10446 at page 935, R.O.D.C.;

Thence runs **North 50 degrees 43 minutes 12 seconds East for a distance of 1657.46 feet** to the ***Point of Beginning***, containing an area by computation of 17.71± Acres. All as shown on D.B.S. & Associates drawing entitled " Boundary Survey of a Portion of Melvin Barnes Property & The Charles Alexander Trustee Property" dated Nov. 17, 1999.

Tract 2

Tract of land located in the Sixth Civil District of Davidson County, Tennessee, being generally located west of Nolensville Pike, and north of and adjoining Holt Road. Said property being more fully described as follows :

Beginning at an ½" diameter iron re-bar pin set in the northern right-of-way of Holt Road, said pin being located approximately 2516 feet from the centerline intersection of Nolensville Pike and Holt Road,

Thence runs with said right-of-way on a curve concave to the south having a radius of 6976.18 feet and a central angle of 03 degrees 00 minutes 33 seconds and being subtended by a chord which bears North 88 degrees 14 minutes 20 seconds West 366.36 feet, for an arc distance of 366.40 feet, to an ½" diameter iron re-bar pin found;

Thence leaving the right-of-way with east boundary of the Mary S. Rice property of record in deed book 10445 at page 935 R.O.D.C., North 02 degrees 07 minutes 21 seconds East to an ½" diameter iron re-bar pin with cap (DBS & Associates) set in the southern boundary of the Melvin Barnes property of record in deed book 5787 at page 912, R.O.D.C.;

Thence with said boundary South 88 degrees 36 minutes 00 seconds East for a distance of 373.59 feet to an ½" diameter iron re-bar pin found;

Thence with western boundary of the Barnes tract of record in deed book 10261 at page 765, South 03 degrees 09 minutes 14 seconds West passing a ½" iron re-bar pin found at 397.38 feet for a total distance of 398.93 feet, to the *Point of Beginning*, containing an area by computation of 3.80± Acres. All as shown on D.B.S. & Associates drawing entitled " Boundary Survey of a Portion of Melvin Barnes Property " dated Nov. 17, 1999. Property of record in deed book 8404 at page 676, R.O.D.C.

EXHIBIT A CONTINUED

Tract 3

Tract of land located in the Sixth Civil District of Davidson County, Tennessee, being generally located west of Nolensville Pike, and north of and adjoining Holt Road. Said property being more fully described as follows :

Beginning at an ½" diameter iron re-bar pin found in the northern right-of-way of Holt Road, said pin being located approximately 2150 feet from the centerline intersection of Nolensville Pike and Holt Road,

Thence runs with said right-of-way on a curve concave to the south having a radius of 6976.18 feet and a central angle of 02 degrees 54 minutes 52 seconds and being subtended by a chord which bears South 85 degrees 16 minutes 38 seconds East 354.80 feet, for an arc distance of 354.84 feet, to an ½" diameter iron re-bar pin with cap (DBS & Associates) set;

Thence leaving the right-of-way with east boundary of the Melvin Barnes property of record in deed book 8404 at page 676 R.O.D.C., North 03 degrees 09 minutes 14 seconds East passing an ½" diameter iron re-bar pin found at 1.55 feet in all a distance of 398.93 feet to an ½" diameter iron re-bar pin found in the southern boundary of the Melvin Barnes property of record in deed book 5787 at page 912, R.O.D.C.;

Thence with said boundary South 88 degrees 36 minutes 00 seconds East for a distance of 58.00 feet to an ½" diameter iron re-bar pin with cap (DBS & Associates) set;

Thence North 87 degrees 38 minutes 47 seconds East for a distance of 324.26 feet, to an ½" diameter iron re-bar pin found, the northwest corner of the E. Warner Butters property of record in deed book 8613 at page 878, R.O.D.C.;

Thence with Butter's western boundary South 06 degrees 31 minutes 13 seconds West for a distance of 324.26 feet, to the *Point of Beginning*, containing an area by computation of 3.53± Acres. All as shown on D.B.S. & Associates drawing entitled " Boundary Survey of a Portion of Melvin Barnes Property " dated Nov. 17, 1999. Property of record in deed book 10261 at page 765, R.O.D.C.

Being the same property conveyed to Danco Property Investments, LLC by deed from Melvin C. Barnes by instrument of record in Book 11753, page 880, and by deed from Dennis J. Buczek and Greg Freels and wife, Paige Freels by instrument of record in Book 11753, page 874, Register's Office for Davidson County, Tennessee.