Davidson County DEEDWARR
Recvd: 11/04/02 16:17 2pgs
Fees:13.00 Taxes:329.30
20021104-0135305

# WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

| OWNER: | | SEND TAX BILLS TO: | |
|---|---|---|---|
| Name | Drees Premier Homes Inc. | Name | New Owner |
| Address | 1604 Westgate Circle | Address | |
| City/State/Zip | Brentwood, TN 37027 | City/State/Zip | |

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Suzanne H. Nichols and Shelley H. Cook** have this day bargained and sold, and do hereby transfer and convey unto **Drees Premier Homes Inc., an Ohio Corporation, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

**Land in the 21st Councilmanic District of Davidson County, Tennessee, and being tract No. 1 on the Division of Ben Hill property, described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 21, 1988, and known as Job No. 870666, more particularly described as follows:**

**Beginning at an iron pin set on the southerly margin of Burkett Road, said point or beginning being the Northeast corner of the herein described tract and also being the northwest corner of the David J. Clifton property of record in Book 6057, page 891, Register's Office of Davidson County, Tennessee; thence leaving the margin of said Burkett Road South 04 degrees 35'14" West 1,120.00 feet to an iron pin; thence North 85 degrees 24'46" West 195.50 feet to an iron pin; thence North 04 degrees 35'14" East 1,119.56 feet to an iron pin set on the southerly margin of said Burkett Road; thence with the southerly margin of Burkett Road South 85 degrees 32'26" East 195.50 feet to the point of beginning, containing 5.03 acres, more or less.**

**Being all of the same property conveyed to Suzanne H. Nichols and Shelley H. Cook by deed from Benjamin F. Hill, Jr. and wife, Martha P. Hill, of record in Book 9622, page 890, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 187-118

This is unimproved property known as: 6589 Burkitt Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
**We** further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **24th** day of **October 2002**.

Suzanne H. Nichols

Suzanne H. Nichols

Shelley H. Cook

Shelley H. Cook

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Suzanne H. Nichols and Shelley H. Cook** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **24th** day of **October 2002**.

Commission expires **June 18, 2005**

C M Corr

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE HARTFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $89,000.00

Affiant _____

Subscribed and sworn to before me, this the 24th day of October, 2002.

My commission expires June 18, 2005

_____
Notary Public - Register

NOTARY PUBLIC AT LARGE