Davidson County DEEDWARR
Recvd: 04/02/03 09:35 2pgs
Fees:13.00 Taxes:1203.67
20030402-0043242

# WARRANTY DEED

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

OWNER:
Name **James H Phillips Jr**
Address **3932 Lloyd Road**
City/State/Zip **Whites Creek, TN 37189**

SEND TAX BILLS TO:
Name New Owner**First Equity Mortgage Inc**
Address **7265 Kenwood Road Ste 111**
City/State/Zip **Cincinnati Ohio 45236**

FOR AND IN CONSIDERATION of the sum of **$10.00. Drees Premier Homes Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **James H Phillips Jr and Linda W Phillips, Husband and Wife as Joint Tenants, 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 Davidson County, Tennessee, Being Lot No. 15 on the Plan of OLE ORCHARD, PHASE 2, of record in Instrument No. 20010504-0046318, 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 Premier Homes, Inc., an Ohio Corporation, by deed from Country Maid Farms, Incorporated, of record in Instrument No. 20021217-0155409, 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: Map 49, Group 01, Parcel 19

This is improved property known as: 3932 Lloyd Road, Whites Creek, TN 37189.

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 **my** hand this **24th** day of **March, 2003**.

**Drees Premier Homes Inc**

**By: Michael D Carey Assistant Secretary**

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

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Michael D. Carey., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Assistant Secretary of Drees Premier Homes Inc., the within named bargainor, a Corporation, and that such Michael D. Carey., executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Assistant Secretary.

WITNESS MY HAND and official seal at office, this **24th** day of **March, 2003**.

Commission expires **June 18, 2005**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$325,315.00**

Affiant James H. Phillips, Jr.

Subscribed and sworn to before me, this the 24th day of March, 2003.

My commission expires June 18, 2005

C.M. Corriveau
Notary Public - Register

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