Davidson County DEEDWARR
Recvd: 02/04/04 12:33 2pgs
Fees:13.00 Taxes:1107.43
20040204-0013664

WARRANTY DEED

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

OWNER:
Name **James Porter Jr.**
Address **808 Russell Street**
City/State/Zip **Nashville, TN 37206**

SEND TAX BILLS TO:
Name **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., an Ohio Corporation** has this day bargained and sold, and does hereby transfer and convey unto **James Porter Jr. and Gracie R. Porter, 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. 69 on the Plan of BARROW'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, of record in Plat Book 1, page 13, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation, by Warranty Deed from James Porter and Gracie R. Porter, Husband and Wife as Joint Tenants, of record in Instrument Number 20031010-0150944 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 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 82 Group 16 Parcel 140

This is improved property known as: 808 Russell Street, Nashville, TN 37206.

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 **30th** day of **January, 2004**.

Drees Premier Homes Inc.

By: Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, personally appeared Michael D. Carey, with whom I am personally acquainted, 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 within 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 **30th** day of **January, 2004**.

Commission expires **06/18/05**

Notary Public

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

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$299,305.90**

Affiant _____

Subscribed and sworn to before me, this the 30th day of January 2004.

My commission expires June 18, 2005

_____
Notary Public - Register

