WARRANTY DEED

STATE OF ~~TENNESSEE~~ WEST VIRGINIA
COUNTY OF ~~DAVIDSON~~ CABELL
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,400.00

Crystal Chum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2004

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
RUSSELL S. WILLIAMS
35 - 5th STREET
HUNTINGTON, WV
My Commission Expires March 17, 2009

Notary Public

MY COMMISSION EXPIRES: 3/17/09
(NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Nichols (NAME)	First Magnus Financial Corp. (NAME)	180-03-A-125.00
7129 Holt Run Drive (ADDRESS)	5285 East Williams Cir Ste 2050 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Tucson, AZ 85711 (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 Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Nichols and Lori E. Nichols, husband and wife

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 Davidson County, TN, BEING Lot No. 61 on the Plan of Section Three, Stone Creek Park, of record in Plat Book 9700, Page 266, as amended in Book 9700, Page 956, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation by deed from Zaring Homes, Inc., an Ohio Corporation of record in Instrument # 20010220-0015376, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 06/28/04 09:26 2pgs
Fees:13.00 Taxes:911.68
20040628-0076131

unimproved ( )
This is improved (X) property, known as 7129 Holt Run Drive, Nashville, TN 37211
(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 25th day of March, 2004

Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation
By:
Michael A. Zakrzewski, Assistant Secretary

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 DAVIDSON

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 Premier Homes, Inc. f/k/a 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 Goodlettsville, TN on this the 25th day of March, 2004.

My commission expires 3/28/06 Yeni Evans

Notary Public

