WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/04 11:45 2pgs
Fees:13.00 Taxes:885.66

20040913-0110123

G-2141-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,367.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2004

Notary Public

My Commission EXPIRES: May 23, 2006 (AFFIX SEAL)

TAMMY STREETER CRANBERRY Notary Public Large WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Richardson (NAME)	Hunter Richardson (NAME)	180-04-0B-030.00
1757 Forsythe Park Drive (ADDRESS)	1757 Forsythe Park Drive (ADDRESS)	C0
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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., an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hunter Richardson and Marla M. Richardson, 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. 30 on the Plan of Brookview Forest, Phase I, of record in Instrument # 20030716-0099526, 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., an Ohio Corporation by deed from Danco Property Investments, LLC of record in Instrument No. 20021001-0112859, Register's Office for Davidson County, TN.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record as Instrument No. 20030716-0099526, Register's Office of Davidson County, Tennessee.
3. Subject to those certain Declarations of Covenants, Conditions, and Restrictions and Reservation of Easements for Brookview Forest Subidivision of record as Instrument # 20030829-0125803, and as amended by those certain articles of amendment of record as Instrument # 20030918-0138293, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3037 Brookview Forest 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 30th day of August 2004

Drees Premier Homes, 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. 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 30th day of August, 2004.

My commission expires 3/28/04

Notary Public

TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON CO.