Davidson County DEEDWARR
Recvd: 02/02/05 15:15 2 pgs
Fees:13.00 Taxes:1175.80

20050202-0012471

WARRANTY DEED

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

OWNER:
Name **Joseph S. Ravenell**
Address **3928 Lloyd Road**
City/State/Zip **Whites Creek, TN 37189**

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 **Joseph S. Ravenell and Carolyn R. Ravenell, Husband and Wife, 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. 14 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 all of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation, by Warranty Deed from Country Maid Farms, Inc., a Tennessee Corporation, of record in Instrument Number 20040908-0108815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 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 118

This is improved property known as: 3928 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 **January, 2005**.

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 **January, 2005**.

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 **$317,782.80**

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2005.

My commission expires: June 18, 2005

Notary Public - Register

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