Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon D. Danner James Walker 812 Lealand Court Nashville, TN 37204	First Equity Mortgage, Inc. 7265 Kenwood Road, Ste 111 Cincinnati, OH. 45236	132-01-0-C-007.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$626,958.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20090075727 DEEDWARR
Recvd: 11/05/09 15:43 3 pgs
Fees:18.00 Taxes:2319.74
20091105-0102609

Subscribed and sworn to before me, this the 5th day of November, 2009.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Drees Premier Homes, Inc., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shannon D. Danner and husband, James Walker, not as tenants by the entirety, but as tenants in common as their interest may appear, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Final Plat of SECTION ONE LEALAND HALL, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes, Inc., by Warranty Deed from Nashville Property Managers, LLP., a Tennessee limited liability partnership, dated June 15, 2009, of record in Instrument No. 20090618-0057021, Register's Office for Davidson County, Tennessee.

This is improved property located at: **812 Lealand Court, Nashville, TN 37204**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **November, 2009.**

Drees Premier Homes, Inc.

By: **Michael D. Carey**
It's: **Assistant Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Michael D. Carey** with whom I 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 purposed therein contained, by personally signing the name of the corporation as **Assistant Secretary.**

Witness my hand and Seal at office on the **5th** day of **November, 2009.**

Notary Public

My Commission Expires: _____



My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. The 2009 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorate share thereof to GRANTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of SECTION ONE, LEALAND HALL, as recorded in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035198, Register's Office for Davidson County, Tennessee.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Bok 1424, pages 98-99, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20060627-0076705, Register's Office for Davidson County, Tennessee.

7. Water Line Easement of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.

8. Subject to the flow of any creeks, streams, or branches across subject.

9. Rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams with diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.

10. Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.