Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony M. Folk Christina S. Folk 719 Pine Hill Lane Nashville, TN 37221	First Equity Mortgage, Inc. 7265 Kenwood Road, Ste 111 Cincinnati, Ohio 45236	154-0-00-053.00

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 **$287,131.90**

Christina S. Folk
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2010.

I. M. Lm
Notary Public

My Commission Expires: My Commission Expires MAR. 4, 2013
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20100004724 DEEDWARRSP
Recvd: 01/25/10 13:44 3 pgs
Fees:18.00 Taxes:1062.39
20100125-0006229

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., an Ohio Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Anthony M. Folk and Christina S. Folk, husband and wife, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A track of land in the 9th civil district of Davidson County, Tennessee, described according to a survey by Philip E. Holmes, Jr. of Volunteer Land Surveying Services dated December 2, 2008, as follows:

Beginning at a iron pin found in the westerly margin of Griffith Road and being the northeast property corner; thence with westerly margin of Griffith Road South 16'32'52" east 50.47 feet to an iron pin; thence leaving westerly margin of Griffith Road South 81'43'02" west 495.98 feet to an iron pin; thence south 12'27'55" east, 279.68 feet to an iron pin; thence south 75'34'44" west, 343.42 feet to an iron pin; thence with a curve to the left and being non-radial having a 534.41 foot radius, and a delta angle of 28'05'46", and a arc distance of 262.06, a chord being north 28'37'21" west, 259.44 feet to an iron pin; thence north 42'27'36" west, 374.12 feet to an iron pin; thence north 85'10'18" east, 431.97 feet to an iron pin; thence south 36'12'56" east, 182.41 feet to an iron pin; thence north 81'42'58" east, 557.49 feet to the point of beginning. Containing 5.32 acres or 231,886.6 square feet more or less.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation, by Warranty Deed from Christina S. Folk, and husband Anthony M. Folk, dated August 27, 2009, of record in Instrument No. 20090828-0080828, Register's Office for Davidson County, Tennessee.

This is improved property located at: **719 Pine Hill Lane, Nashville, TN 37221**

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 **22nd** day of **January, 2010.**

Drees Premier Homes, Inc

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 corporaiton as **Assistant Secretary.**

Witness my hand and Seal at office on the **22nd** day of **January, 2010.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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 2010 property taxes have NOT been prorated between the parties, but the Grantees 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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081209-0118888, Register's Office for Davidson County, Tennessee.

4. Greenbelt Application of record in Instrument No. 20030311-0032215, Register's Office for Davidson County, Tennessee.

5. Easement for Ingress and Egress of record in Instrument No. 20081209-011888, Register's Office for Davidson County, Tennessee.