WARRANTY DEED

BOOK 8061 PAGE 72

THIS INSTRUMENT WAS PREPAID BY

ZARING NATIONAL CORPORATION

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony McKinnis and wife,	First American National Bank	Map 86-4A
(NAME) 104 Oak Hollow Drive	(NAME) First American Center	Parcel 44
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Nashville, TN 37237	04D92409
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ZARING NATIONAL CORPORATION, an Ohio corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony McKinnis and wife, Mary Jane McKinnis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, DAVIDSON STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot Number 5 on the Plan of OAKCREST, Phase 1-B, of record in Plat Book 6900, at page 385, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Zaring National Corporation, of record in Book 7597, Page 477, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

A portion of the property conveyed herein, being the westerly (rear) 20 feet of Lot 5 containing approximately 1,162 square feet, is subject to a pre-existing agreement on behalf of the Grantor, Zaring National Corporation, to quitclaim the same to the Oakcrest Property Owners Association, its successors or assigns, in connection with a simultaneous transfer of certain unrelated property to the Grantor, if required by the aforesaid Association. In the event that such a transfer is required, the Grantee hereunder agrees to execute any necessary quitclaim instrument or subdivision plat as may be reasonably required by the Grantor to affect the same and neither party shall be entitled to any additional consideration therefore. It is expressly acknowledged that the Grantee has paid no consideration for this property and in the event that no such request is forthcoming, within one (1) year from the date of recordation of this Deed, the Grantee shall thereafter own this property without limitation and for no additional consideration. No mortgage which has rights in the aforesaid Lot 5 shall be required to join in any such quitclaim or resubdivision plat during this one (1) year period and Grantor shall have no rights to encumber its interest therein except subject to the terms thereof.

unimproved ( )
This is improved (X) property, known as 104 Oak Hollow, Hermitage, TN 37076
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 its hand this 8th day of March, 1990

ZARING NATIONAL CORPORATION, an Ohio corporation

BY: Richard J. Bell

Richard J. Bell, president

STATE OF _____)
COUNTY OF _____)

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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, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

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 Richard J. Bell and _____, with whom I am personally acquainted and who upon (his oath, ~~their oaths~~) acknowledged (himself, ~~themselves~~) to be the president and _____ respectively of the Zaring National Corporation the within named bargainor, a corporation, and that (he, ~~they~~) as such ~~president~~ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Richard J. Bell as such president, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Brentwood on this 8th day of March, 19 90.

My Commission Expires: 11/21/92

Notary Public

WARRANTY DEED

FROM

ZARING NATIONAL CORPORATION,

an Ohio corporation

TO

Tony McKinnis and wife,

Jane McKinnis

RETURN TO:

Zaring National Corporation

Brentwood, Tennessee

09469

IDENTIF. REFERENCE

MAR 9 9 20 AM '90

DAVIDSON COUNTY TN.

MAIL CHK

0858 03/09 0101 03CHECK 393.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

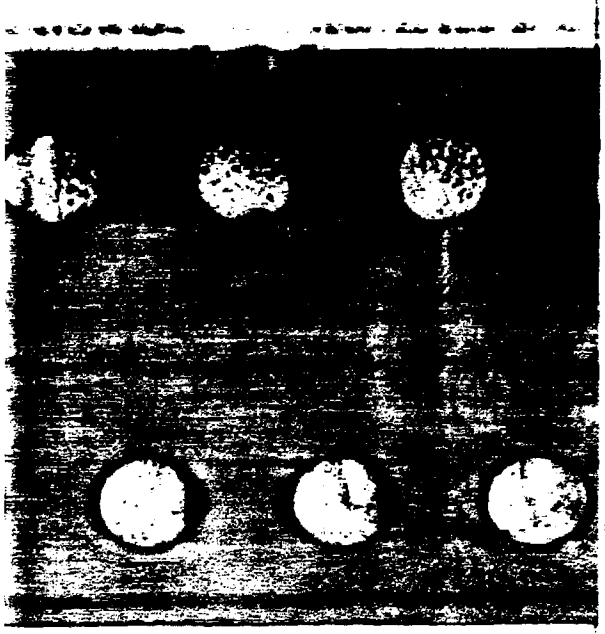
The actual consideration or value, whichever is greater, for this conveyance is $ 117,000.00

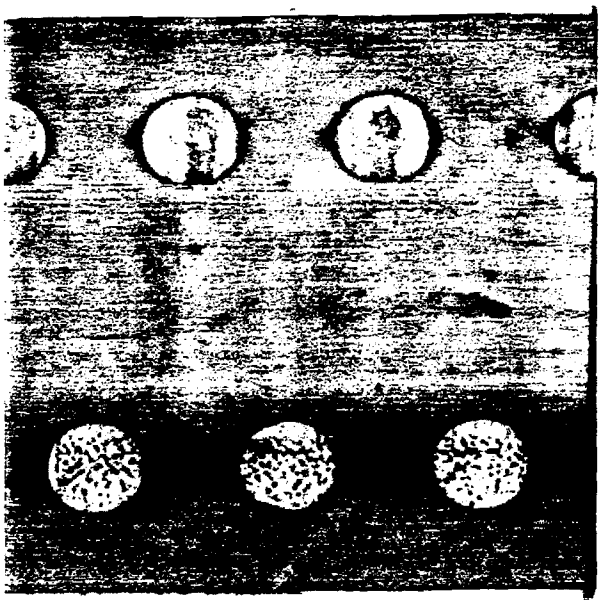
Affiant

Subscribed and sworn to before me this 8th day of March, 19 90

My Commission Expires: 5-8-91

Notary Public





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 117000.00
CON TX 386.10
PRFEE 1.00
MDEED 6.00
TOTAL 393.10
CHECK 393.10

03/09/90 01 09:17 0001 0858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09469

IDENTIF. TREFERENCE

MAR 9 9 20 AM '90

DAVIDSON COUNTY TN.

No. 299345