BOOK 9227 PAGE 976

WARRANTY DEED

Address of new owner as follows:
Zaring Homes, Inc.
(name)
11300 Cornell Park Drive
(address)
Cincinnati, Ohio 45242-1825
(City) (State) (zip)

Map Parcel Number
Map 155

P/O Parcel 74

Send tax bills to:
Same
(name)
(address)
(City) (State) (zip)

This instrument prepared by:
William P. Griffin, IV
Attorney at Law
301 Realtors Building
Nashville, Tennessee 37201
Phone (615) 244-3600

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, we, Helen Sona Griffin, unmarried, Charles W. Griffin, Jr. and wife, Barbara S. Griffin, have this day bargained and sold, and do hereby convey unto Zaring Homes, Inc., a Ohio Corporation, authorized to and doing business in the State of Tennessee, the grantee herein, its successors, heirs and assigns, the following real estate in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit A hereto attached and incorporated herein by reference.

Being part of the same property conveyed to Charles W. Griffin, and wife, Helen Sona Griffin by deed from Idella Castleman of record in Book 3398, page 197, Register's Office for Davidson County, Tennessee, said Charles W. Griffin being since deceased. Charles W. Griffin, Jr. and wife, Barbara S. Griffin were deeded an interest in the above described property by deed from Helen Sona Griffin, unmarried, of record in Book 9925, page 409, Register's Office for said County.

Grantors herein reserve a temporary easement through the above property until such time as an easement is furnished by recorded plat for purposes of egress and ingress to Grantors' residence.

This is unimproved property known as 8135 Poplar Creek Road, Nashville, TN.

Charles W. Griffin, Jr. signs this document, both individually, and as attorney in fact for Helen Sona Griffin pursuant to a General Durable Power of Attorney executed by said Helen Sona Griffin of record 9133, page 205,

Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with appurtenance, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the claims of all persons.

WITNESS OUR HANDS, this the 21ST day of January, 1994.

Charles W Griffin Jr.
CHARLES W. GRIFFIN, JR.

Helen Sona Griffin
HELEN SONA GRIFFIN
BY: Charles W Griffin Jr.
CHARLES W. GRIFFIN, JR.
ATTORNEY IN FACT FOR
HELEN SONA GRIFFIN

Barbara S. Griffin
BARBARA S. GRIFFIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DWIGHT M. ROPER, a notary public in and for said County and State, Charles W. Griffin, Jr. and wife, Barbara S. Griffin, the within bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 21ST day of January, 1994.

NOTARY PUBLIC

My commission expires: 11-20-96

DWIGHT M. ROPER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DWIGHT M. ROPER, a notary public in and for said County and State, Charles W. Griffin, Jr., the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be attorney in fact for Helen Sona Griffin, the within bargainor, and that he as such attorney in fact being authorized to so do, executed the foregoing instrument for the purpose therein contained by signing the name of Helen Sona Griffin by himself as attorney in fact for Helen Sona Griffin.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 21ST day of January, 1994.

NOTARY PUBLIC

My commission expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer
is $627,500.00.

Barbara A. Griffin
Affiant

Sworn to and subscribed before me this the 21ST day of January, 1994.

NOTARY PUBLIC

My commission expires: 11-20-96

10354
IDENTIF. ↑ REFERENCE

94 JAN 24 PM 2:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2635 01/24 0101 03CHECK 2346.75

E X H I B I T A

Being a parcel of land in Nashville, First Civil District, Thirty-Fifth Councilmanic District, Davidson County, Tennessee, located south of Poplar Creek Road at its intersection with Rolling River Parkway, being the property shown on the P.U.D. boundary plat of Harpeth Glen subdivision as of record in Book 7900, Page 585, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Poplar Creek Road, said point being 605 feet east, more or less, of the centerline projected of Rolling River Parkway as measured along said southerly right-of-way line of Poplar Creek Road. Said point also being the northeasterly corner of the herein described tract, and the northwest corner of Cecil D. Branstetter as of record in Book 4745, Page 599, R.O.D.C.

THENCE, with the westerly line of said Cecil D. branstetter the following calls:

S 00 degrees 41 min 27 sec E, 148.40 feet to a point;
S 00 degrees 48 min 46 sec E, 114.20 feet to a point:
S 02 degrees 39 min 33 sec W, 12.84 feet to a point;
S 00 degrees 04 min 18 sec E, 75.64 feet to a point;
S 03 degrees 00 min 38 sec W, 60.12 feet to a point:
S 04 degrees 11 min 11 sec W, 296.53 feet to a point;
S 04 degrees 40 min 13 sec W, 397.42 feet to an existing iron pin;
S 05 degrees 13 min 31 sec W, 206.69 feet to an existing iron pin;
S 03 degrees 57 min 30 sec W, 165.57 feet to an existing iron pin;
S 04 degrees 35 min 09 sec W, 139.07 feet to a point;
S 04 degrees 18 min 52 sec W, 144.98 feet to a point;
S 06 degrees 43 min 56 sec W, 42.13 feet to a post;
S 03 degrees 44 min 25 sec W, 187.02 feet to a wood fence post;
S 02 degrees 55 min 07 sec W, 110.75 feet to an existing iron pin, said point being the southeast corner of the herein described tract.

THENCE, with the northerly line of property conveyed to Herndon Properties by deed of record in Book 6478, Page 499, R.O.D.C., the following calls:

N 89 degrees 56 min 21 sec W, 344.05 feet to a point;
N 83 degrees 59 min 03 sec W, 165.01 feet to a point;
N 81 degrees 26 min 22 sec W, 212.30 feet to a point;
N 83 degrees 24 min 32 sec W, 177.09 feet to a point;
N 65 degrees 13 min 04 sec W, 151.62 feet to an existing iron pin. Said point being the southwesterly corner of the herein described property.

THENCE, following the easterly line of First American Trust Company and P. W. Stein as of record in Book 7932, Page 24, R.O.D.C. and D. G. Walden et ux. as of record in Book 5963, Page 156, R.O.D.C., the following calls:

N 07 degrees 41 min 36 sec E, 551.79 feet to an iron pin old;

THENCE, N 08 degrees 22 min 09 sec E, 1,447.00 feet to a point in the southerly right-of-way line of Poplar Creek Road.

THENCE, with said southerly right-of-way line of Poplar Creek Road the following calls:

along a curve to the left, 95.02 feet, said curve having a central angle of 07 degrees 52 min 58 sec, a radius of 690.63 feet, a tangent of 47.58 feet and a cord of S 82 degrees 46 min 51 sec E, 94.94 feet.

S 86 degrees 43 min 20 sec E, 208.30 feet to a point;

S 88 degrees 09 min 26 sec E, 270.19 feet to a point;

along a curve to the left 214.95 feet, said curve having a central angle of 08 degrees 32 min 34 sec, a radius of 1,441.65 feet, a tangent of 107.67 feet and a cord of N 89 degrees 00 min 24 sec E, 214.75;

along a curve to the left 90.59 feet to the point of beginning, said curve having a central angle of 04 degrees 07 min 37 sec, a radius of 1,257.77 feet, a tangent of 45.32 feet and a cord of N 81 degrees 28 min 12 sec E, 90.57 feet.

Containing 2,009,293 square feet or 46.13 acres, more or less, according to the survey of Barge, Waggoner, Sumner and Cannon, R.L.S. No. 819, dated August 11, 1993.

Being part of the property conveyed to Charles W. Griffin and wife, Helen Sona Griffin, by deed of record in Book 3398, page 197, R.O.D.C. The said Charles W. Griffin being now deceased. By deed of record in Book 5985, page 918, R.O.D.C., Helen Sona Griffin conveyed a 6.3 percent interest in subject property to Charles W. Griffin, Jr.

Included in the above described Tract of land, but expressly excluded from this conveyance, are the following two tracts of land described as follows:

TRACT I:

Being a parcel of land in Nashville, First Civil District, Thirty-Fifth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Poplar Creek Road, east of Rolling River Parkway, and being more particularly described as follow:

COMMENCING at a point in the southerly right-of-way line of Poplar Creek Road, said point being 605 feet east, more or less, of the center line projected of Rolling River Parkway as measured along said southerly right-of-way line of Poplar Creek Road, said point being the northwest corner of Cecil D. Branstetter as of record in Book 4745, Page 599, R.O.D.C.

THENCE, leaving said southerly right-of-way line of Poplar Creek Road and following the westerly line of said Cecil D. Branstetter the following calls:

S 00 degrees 41 min 27 sec E, 148.40 feet to a point;
S 00 degrees 48 min 46 Sec E, 114.20 feet to a point;
S 02 degrees 39 min 33 sec W, 12.84 feet to a point;
S 00 degrees 04 min 18 sec E, 75.54 feet to a point;
S 03 degrees 00 min 38 sec W, 60.12 feet to a point;
S 04 degrees 11 min 11 sec W, 296.53 feet to a point;
S 04 degrees 40 min 13 sec W, 11.61 feet to a point;

THENCE, leaving said westerly line of said Cecil D. Branstetter the following calls:

N 87 degrees 11 min 12 sec W, 110.23 feet to a point;

Along a curve to the right 10.82 feet to a point, said curve having a central angle of 01 degrees 51 min 25 sec, a radius of 333.84 feet, a tangent of 5.41 feet and a chord of S 03 degrees 44 min 31 sec W, 10.82 feet;

N 85 degrees 19 min 47 sec W, 50.00 feet to a point;

Along a curve to the left 40.03 feet to a point, said curve having a central angle of 08 degrees 04 min 52 sec, a radius of 283.84 feet, a tangent of 20.05 feet and a chord of N 00 degrees 37 min 47 sec E, 40.00 feet;

THENCE, S 86 degrees 35 min 21 sec W, 105.00 feet to a point;

S 17 degrees 36 min 00 min W, 148.48 feet to the true point of beginning.

THENCE, S 23 degrees 24 min 08 sec E, 85 feet to a point;

THENCE, N 85 degrees 19 min 47 sec W, 90.00 feet to a point;

THENCE, N 74 degrees 08 min 31 sec W, 63.33 feet to a point;

THENCE, N 72 degrees 17 min 18 sec W, 66.62 feet to a point;

THENCE, N 46 degrees 04 min 35 sec W, 70.31 feet to a point;

THENCE, N 08 degrees 50 min 29 sec W, 77.59 feet to a point;

THENCE, N 10 degrees 16 min 40 sec E, 80.33 feet to a point;

THENCE, with a curve to the right 74.66 feet to a point, said curve having a central angle of 42 degrees 46 min 33 sec, a radius of 100.00 feet, a tangent of 39.16 feet, and a chord of S 52 degrees 55 min 10 sec E, 72.93 feet;

THENCE, with a curve to the left 85.72 feet to a point, said curve having a central angle of 98 degrees 13 min 36 sec, a radius of 50 feet, a tangent of 57.75 feet and a chord of S 80 degrees 38 min 48 sec E, 75.60 feet;

THENCE, S 39 degrees 45 min 36 sec E, 149.74 feet to the true point of beginning, containing 36,243 square feet or 0.83 acre, more or less according to the survey of Barge, Waggoner, Sumner and Cannon, R.L.S. No. 819, dated August 11, 1993.

TRACT II:

Being a parcel of land in Nashville, First Civil District, Thirty-Fifth Councilmanic District, Davidson County, Tennessee, located south of Poplar Creek Road at its intersection with Rolling River Parkway, being the southeasterly corner of property shown on the plan of Harpeth Glen as of record in Book 7900, Page 585, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly line of property conveyed to Cecil D. Branstetter by deed of record in Book 4745, Page 599 R.O.D.C., said point being southerly 1,731.48 feet from the southerly right-of-way line of Poplar Creek Road;

THENCE, with said line the following calls:

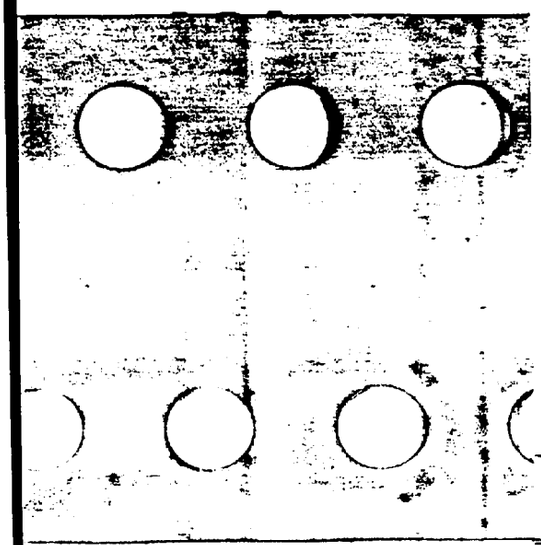
S 04 degrees 18 min 52 sec W, 29.98 feet to a point;
S 06 degrees 43 min 56 sec W, 42.13 feet to a point;
S 03 degrees 44 min 25 sec W, 187.02 feet to a point;
S 02 degrees 55 min 07 sec W, 110.75 feet to a point;

THENCE, with the northerly line of property conveyed to Herndon Properties by deed of record in Book 6478, Page 499, R.O.D.C.A, the following calls:

N 89 degrees 56 min 21 sec W, 344.05 feet to a point;
N 83 degrees 59 min 03 sec W, 165.01 feet to a point;
N 81 degrees 26 min 22 sec W, 90.00 feet to a point;

THENCE, leaving said line with a severance line, N 03 degrees 44 min 25 sec E, 383.78 feet to a point;

THENCE, continuing with said severance line, S 85 degrees 41 min 08 sec E, 598.84 feet to the point of beginning containing 230,468 square feet or 5.29 acres, more or less according to the survey of Barge Waggoner, Sumner and Cannon, R.L.S. No. 819, dated August 11, 1993.



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

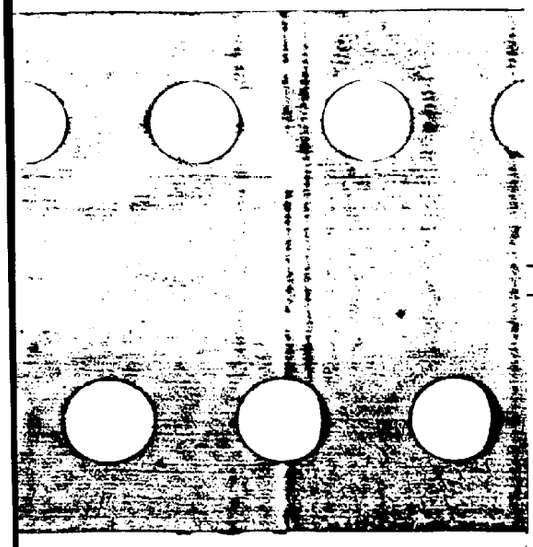
RECEIVED OF _____

FOR _____

BOOK 9227 PAGE 982

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
				627500.00
				CON TX 2321.75
				PRFEE 1.00
				WDEED 24.00
				TOTAL 2346.75
				CHECK 2346.75
01/24/94	01			14:40 0001 2635



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10354
IDENTIF. ↑ REFERENCE

94 JAN 24 PM 2:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748589