First Title and Escrow Co., Inc.
Box #38

This instrument prepared by
Zaring Homes, Inc.
One Brentwood Commons, Suite 220
750 Old Hickory Blvd.
Brentwood, Tennessee 37027

GENERAL WARRANTY DEED

BK/PG 9532PG608

#12883

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Philip J. Bauer & wife, **Marianne Bauer** **301 East Griffin Court** **Nashville, TN 37221**	Third National Bank P.O. Box 305110 Nashville, TN 37230-5110	Map 155 Parcel 74 Field 9D 34260

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Zaring Homes, Inc., an Ohio Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Philip J. Bauer & wife, Marianne Bauer** ("Grantee"), certain real estate in Williamson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee being Lot no. **83** on the Final Plat of Allens Green, Section 1 of record in Plat Book 7900, Page 632 said Registers Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc., an Ohio Corporation by deed from Helen Sona Griffin, unmarried, Charles W. Griffin, Jr. and wife, Barbara S. Griffin of record in Book 9227, Page 976, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9231, Page 789, easement in Book 8278, Page 236; Charter in Book 9231, Page 826; Agreement in Book 9278, Page 36; Book 8626, Page 884, and all matters shown on the Plan of Record.

TO HAVE AND TO HOLD the aforesaid real eastate, together with all appurtenances and hereditaments thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself and its successors to warrant generally and forever defend the title to said real estate to Grantee, Grantee's successors and assigns, the lawful claims of all persons, other than claims arising out of the matters, if any, set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this **23rd** day of **November**, 1994.

ZARING HOMES, INC.
an Ohio Corporation

By: Richard J. Bell
Richard J. Bell
Nashville Regional President

12906
IDENTIFICATION REFERENCE

8346 11/30 0101 03CHECK 721.99

STATE OF TENNESSEE

BK/PG 9532:609

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard J. Bell, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Nashville Regional President of Zaring Homes, Inc., and that he being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such Regional President.

Witness my hand and seal, at office in Williamson County, Tennessee, this **23rd** day of **November**, 1994.

Mary J. Williams
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer of property is **$192,705.00** and no other monetary consideration.

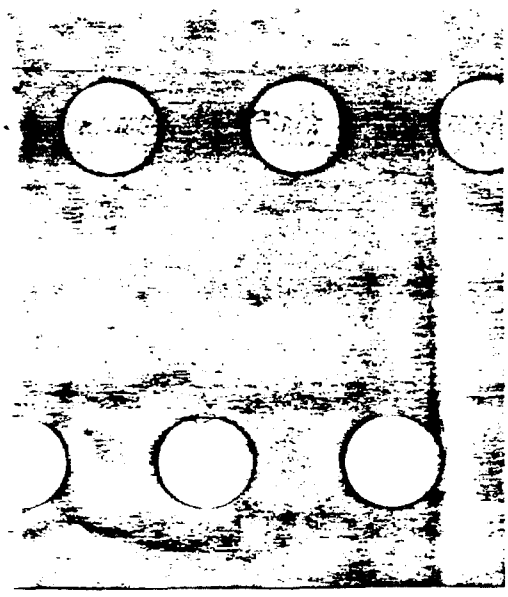
ZARING HOMES, INC.
an Ohio Corporation

By: Richard J. Bell
Richard J. Bell
Nashville Regional President

Sworn to and subscribed before me this **23rd** day of **November**, 1994.

Mary J. Williams
Notary Public

My Commission Expires: 5/23/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

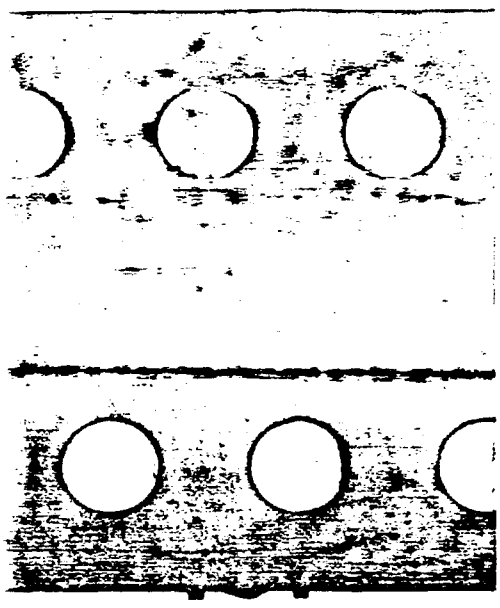
RECEIVED OF _____

FOR _____

BOOK 9532 PG 610

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	
				192705.00
			CON TX	712.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	721.99
			CHECK	721.99
11/30/94	01		11:12 0001	8346



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12906
IDENTIF. & REFERENCE

94 NOV 30 AM 11:

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 858376