FILE BOX 8x52 #52

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

GENERAL WARRANTY DEED

BOOK 9688 PG 600

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Michael P. O'Neil & wife, **Deborah M. O'Neil** **5416 Barton Vale Drive** **Nashville, TN 37211**	NORTH AMERICAN MORTGAGE COMPANY P. O. BOX 808031 PETALUMA, CA 94975-8031	161-14C-5

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 Michael P. O'Neil & wife, Deborah M. O'Neil ("Grantee"), certain real estate in Williamson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Barton Vale as of record in Plat Book 7900, Page 639, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description.

Being part of the same property conveyed to Zaring Homes, Inc. by Barton Development Corporation, of record in Book 9432, Page 261, Register's Office for Davidson County, Tennessee.

This is improved property known as 5416 Barton Vale Drive, Nashville, TN 37211.

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 24th day of May, 1995.

ZARING HOMES, INC.
an Ohio Corporation

By: _____
George Casey
President & CEO of Zaring Homes, Inc.

LINDA L. PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

00661 18
IDENTIF. + REFERENCE

95 JUN -2 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9688PG601

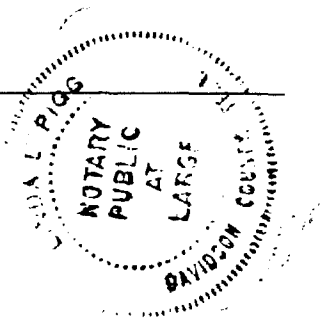
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared George Casey, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President & CEO 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 President.

Witness my hand and seal, at office in Williamson County, Tennessee, this 24th day of May, 1994.

Linda L. Pigg
Notary Public



My Commission Expires: 3/27/99

STATE OF TENNESSEE

COUNTY OF Davidson

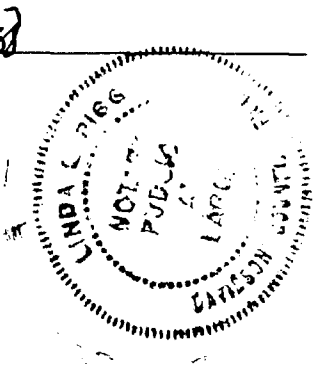
The actual consideration for this transfer of property is $178,635.00 and no other monetary consideration.

ZARING HOMES, INC.,
an Ohio Corporation

By: _____
George Casey
President & CEO of Zaring Homes, Inc.

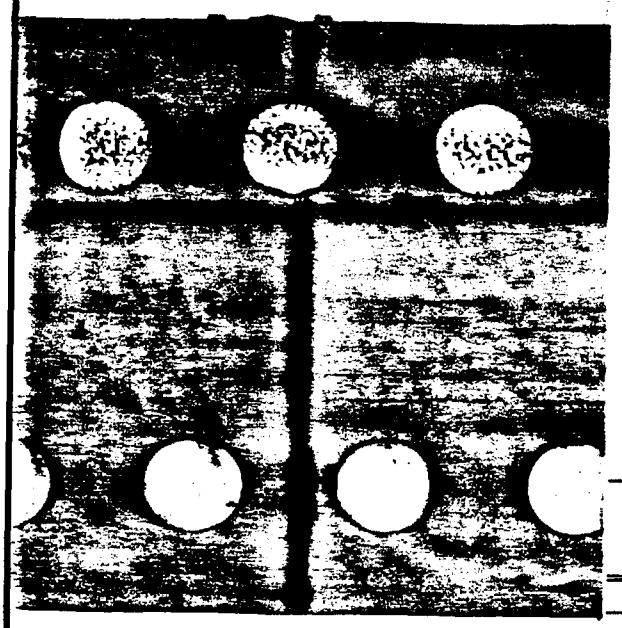
Sworn to and subscribed before me this 24th day of May, 1995.

Linda L. Pigg
Notary Public



My Commission Expires: 3/27/99

6888 06/02 0101 03CHECK 669.82



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

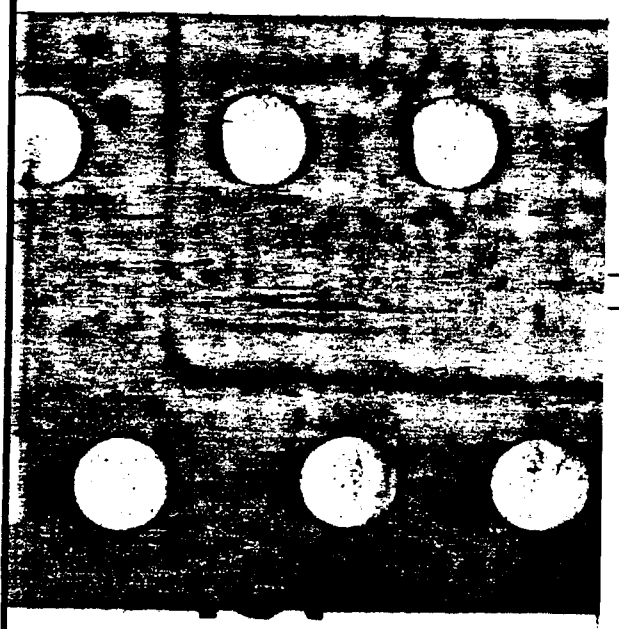
RECEIVED OF _____

FOR _____

BOOK 9688 PG 602

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 178635.00
CON TX 660.82
PRFEE 1.00
~~MRTG 8.00~~
~~TOTAL 669.82~~
CHECK 669.82
06/02/95 01 10:20 0001 6888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00661118
IDENTIF. ↑ REFERENCE

95 JUN -2 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916192