# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,210.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 1/24/2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 1/24/2000

BOOK 10096 PG 150

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald R. Timko (NAME) | NationsBanc Mortgage Corporation (NAME) | 61-3A 69 |
| 1805 Clinch Place (ADDRESS) | P. O. Box 353 (ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Louisville, KY 40201-0353 (CITY) (STATE) (ZIP) | |

FOR AND 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 Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Timko and wife, Sandra T. Timko

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

Land in Davidson County, TN, being Lot No. 165 on the Plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Book 9700, Page 15; corrected in Book 9828, Page 823, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Brandywine Pointe Partners, L.P.; a Tennessee Limited Partnership of record in Book 9823, Page 781, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8120, Page 170; Book 8671, Page 484; Book 9010, Page 627; Book 9748, Page 295; rerecorded in Book 9764, Page 73; Articles in Book 9013, Page 39; Book 9117, Page 77, and all matters shown on the Plan of Record.

0195849
IDENTIF. & REFERENCE

96 JUN 24 AM 11:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6850 06/24 0101 03CHECK 997.68

unimproved ( )
This is improved ( X ) property, known as 1805 Clinch Place, Old Hickory, TN 37138
(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, estate, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the 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 my hand this 21st day of June 19 96

Zaring Homes, Inc.
By: [signature]

ACKNOWLEDGMENT BOOK 10096 PG 151

STATE OF TENNESSEE

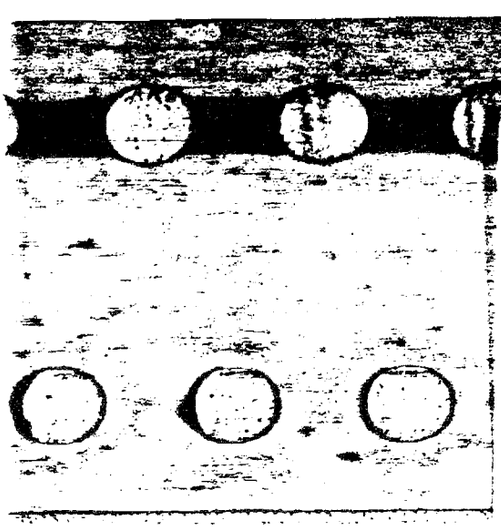
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard J. Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Nashville Regional President of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc..

Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 21st day of June, 1996.

Deborah S. Wheeler
Notary Public

My commission expires: 9-21-99



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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 152

| | | |
|---|---|---|
| CO CONVEYANCE | CC CERTIFIED COPY | MISC MISCELLANEOUS |
| MG 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 267210.00
CON TX 988.68
PRFEE 1.00
WDEED 8.00
TOTAL 997.68
CHECK 997.68

06/24/96 01 11:21 0001 6850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195849
IDENTIF. & REFERENCE

96 JUN 24 AM 11:16
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1054632