THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
Zaring Homes, Inc.		Same	Map 161
2500 N Hickory Blvd.	Oakley Drive &		Par. 2 & 240
Brentwood, TN 37027	Cochran Drive		
	Nashville, Tennessee		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, we, **DOROTHY ANNE ALDRED AND MARY JANE COCHRAN,** individually and as Co-Executrixes of the Estate of Dorothy S. Cochran, deceased, (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **ZARING HOMES, INC., an Ohio Corporation** (Grantee), its successors and assigns, the following described tract or parcel of land situated in the First Civil District of Davidson County, Tennessee, to-wit:

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Cochran Drive and Oakley Drive, being Lot No. 7 as shown on the plan of West Fork as of record in Book 6250, page 769, R.O.D.C., and also being a part of the property conveyed to Dorothy S. Cochran, et vir. by deeds of record in Book 1945, page 565, Book 3067, page 400, Book 3642, page 201 and Book 3802, page 133, R.O.D.C., and being more particularly described on a survey and plat dated January 22, 1988, and updated June 4, 1996, prepared by Barge, Waggoner, Sumner and Cannon, RLS #785, as follows:

BEGINNING at an iron pin in the southerly right-of-way line of Oakley Drive, said iron pin being the easterly terminus of a curve return to the easterly right-of-way line of Cochran Drive; thence with said southerly right-of-way line, the following calls: with a curve to the right, 45.12 feet to a concrete monument, said curve having a central angle of 05 deg. 32' 07", a radius of 467.00 feet, a tangent of 22.58 feet, and a chord of S 54 deg. 03' 48" E, 45.10 feet, S 51 deg. 17' 44" E, 257.28 feet to a concrete monument: With a curve to the left 442.06 feet to a concrete monument, said curve having a central angle of 16 deg. 33' 16", a radius of 1,530.00 feet, a tangent of 222.58 feet and a chord of S 59 deg. 34' 21" E, 440.53 feet, S 67 deg. 51' 00" E, 25.66 feet to a concrete monument; With a curve to the right 475.51 feet to a concrete monument, said curve having a central angle of 18 deg. 32' 01", a radius of 1,470.00 feet, a tangent of 239.85 feet, and a chord of S 58 deg. 35' 01" E, 473.43 feet, S 49 deg. 18' 59" E, 106.24 feet to an iron pin; thence, leaving said right-of-way line with the westerly line of Lot No. 2 as shown on the plan of Section Two, West Fork, as of record in Book 6250, Page 985, R.O.D.C., the following calls: S 06 deg. 20' 05" W, 309.32 feet to an iron pin; S 26 deg. 45' 40" W, 203.16 feet to an iron pin; S 46 deg. 28' 40" W, 900.42 feet to an iron pin in the northerly line of Lot No. 6 as shown on the plan of West Fork as of record in Book 6250, page 769, R.O.D.C., thence, with said line, S 86 deg. 41' 00" W, 779.91 feet to an iron pin in the easterly line of Brentview Hills as of record in Book 3300, page 43, R.O.D.C.; thence, with said line, the following calls: N 02 deg. 13' 17" W, 588.20 feet to an iron pin; N 19 deg. 57' 23" W 66.70 feet to an iron pin; N 04 deg. 45' 37" W, 285.93 feet to an iron pin; N 02 deg. 47' 00" W, 155.62 feet to an iron pin; thence, with the easterly line of Section XI, Brentwood Hall, as of record in Book 2331, page 134, R.O.D.C., N 03

deg. 12' 45" W 564.50 feet to an iron pin; thence, leaving said line with the southerly line of property conveyed to Dorothy A. C. Aldred by deed of record in Book 2883, page 146, R.O.D.C., S 72 deg. 09' 04" E, 264.42 feet to an iron pin; thence, with the easterly line of said Aldred property the following calls: With a curve to the right 145.00 feet to an iron pin, said curve having a central angle of 22 deg. 51' 42", a radius of 363.40 feet, a tangent of 73.48 feet and a chord of N 28 deg. 50' 18" E, 144.04 feet; N 40 deg. 16' 08" E, 34.00 feet to an iron pin; with a curve to the left 82.40 feet to a concrete monument at the southerly terminus of the westerly right-of-way line of Cochran Drive, said curve having a central angle of 05 deg. 28' 58", a radius of 861.10 feet, a tangent of 41.23 feet and a chord of N 37 deg. 31' 40" E, 82.37 feet; thence with the southerly terminus of said Cochran Drive N 87 deg. 34' 14" E, 62.00 feet to a concrete monument; thence with the easterly right-of-way line of said Cochran Drive the following calls: with a curve to the left 97.81 feet to a concrete monument, said curve having a central angle of 06 deg. 09' 00", a radius of 911.25 feet, a tangent of 48.95 feet, and a chord of N 29 deg. 21' 17" E, 97.75 feet, N 26 deg. 16' 30" E, 1.84 feet to an iron pin; with a curve to the right 42.28 feet to the point of beginning, said curve having a central angle of 96 deg. 53' 29", a radius of 25.00 feet, a tangent of 28.20 feet, and a chord of N 54 deg. 03' 48" E, 45.10 feet; containing 2,179,013 square feet or 50.03 acres, more or less.

Being the remainder of all of the property conveyed to Carmack Cochran and wife, Dorothy S. Cochran, by the aforesaid deeds of record in Book 1945, page 565, Book 3067, page 400, Book 3642, page 201, and Book 3802, pge 133, all in the Register's Office for Davidson County, Tennessee; the said Carmack Cochran died in 1978 and title to the subject property passed to his widow, Dorothy A. Cochran as surviving tenant by the entirety. Dorothy S. Cochran died testate on February 3, 1996 and by her will of record in Will Book 203, page 615, Probate Court of Davidson County, Tennessee, devised the subject property as Tract I and Tract II to her two daughters, Dorothy Anne Aldred and Mary Jane Cochran.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except as follows:

1. 1997 real estate taxes constitute a lien but are not yet due or payable. This property is classified Agricultural and may be subject to roll-back taxes. Any roll-back taxes will be paid by Grantee.

2. All matters appearing on the Master Plat, West Fork, of record in Book 6250, page 769, RODC, Tennessee.

3. All matters shown on the property line survey of the Dorothy S. Cochran property dated January 22, 1988, prepared by Barge, Waggoner, Sumner & Cannon, Inc. (File No. 8689-14) as revised June 4, 1996.

4. Application for Greenbelt Assessment-Agricultural of record in Book 8947, page 255, RODC, Tennessee.

5. Grant of Easement and Right-of-Way conveyed by Carmack Cochran and wife, Dorothy S. Cochran to the City of Nashville, acting by and through the Electric Power Board of said City, as of record in Book 2595, page 563, RODC, Tennessee.

6. 25 ft. ingress and egress easement conveyed to Dorothy Anne Aldred and husband, William H. Aldred, by deed from Carmack Cochran and wife, Dorothy S. Cochran of record in Book 2883, page 146, RODC, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed by Dorothy S. Cochran to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7086, page 401, RODC, Tennessee.

8. Ingress and egress easement for the benefit of Tract I over Tract II as described in the will of Dorothy S. Cochran of record in Will Book 203, page 615, Probate Court of Davidson County, Tennessee.

9. Restrictions of record in Book 6458, page 94, as amended in Book 6598, page 52, Book 6706, page 1, and Book 6764, page 358, RODC, Tennessee.

10. Lot 7, West Fork, Book 6250, page 769, is included within the description contained in Schedule A hereof.

In the event of future demolition of the house or barn situated on the premises, Grantors, their successors, heirs and assigns, for a period of five (5) years from the date of this instrument, shall have the right to salvage the following items: house - staircase, flooring, and paneling; barn - logs, doors, and poles. If demolition is to occur, Grantee agrees to give notice to Grantors of such demolition and Grantors shall have thirty (30) days in which to complete salvage of the listed items. After such thirty (30) day period Grantors shall have no rights of salvage and no further claims to the listed items.

And Grantors do further covenant and bind themselves, individually and as fully as they are authorized to do as such Co-Executrixes, but not further or otherwise, their successors and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of April, 1997.

Dorothy Anne Aldred
DOROTHY ANNE ALDRED, individually

Dorothy Anne Aldred
DOROTHY ANNE ALDRED

Mary Jane Cochran
MARY JANE COCHRAN, individually

Mary Jane Cochran
MARY JANE COCHRAN
CO-EXECUTRIXES OF THE ESTATE
OF DOROTHY S. COCHRAN
OF RECORD IN WILL BOOK 203,
PAGE 615, PROBATE COURT
OF DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public, in and for said State and County, **DOROTHY ANNE ALDRED,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of April, 1997.

NOTARY PUBLIC

My commission expires:
11-28-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public, in and for said State and County, **DOROTHY ANNE ALDRED,** as Co-Executrix of the Estate of Dorothy S. Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as Co-Executrix, but no further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of April, 1997.

NOTARY PUBLIC

My commission expires:
11-28-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public, in and for said State and County, **MARY JANE COCHRAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of April, 1997.

NOTARY PUBLIC

My commission expires:
11-28-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public, in and for said State and County, **MARY JANE COCHRAN**, as Co-Executrix of the Estate of Dorothy S. Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as Co-Executrix, but no further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of April, 1997.

NOTARY PUBLIC

My commission expires:
11-28-98

0722 04/17 0101 03CHECK 7051.00

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,900,000.00

Sworn to and subscribed before me this the 17 day of April, 1997.

Notary Public

My commission expires:

5/23/98

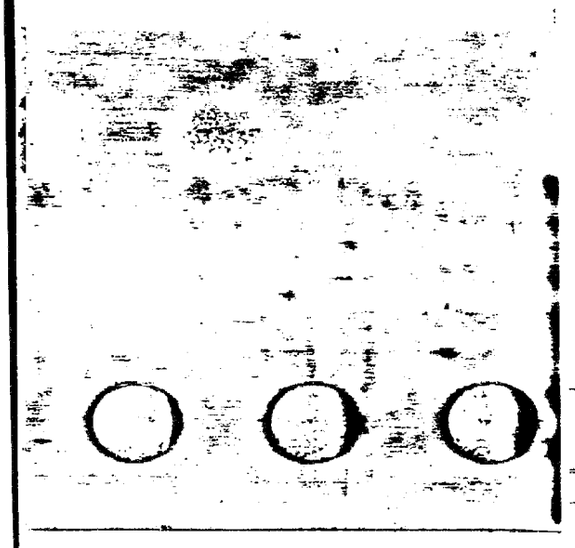
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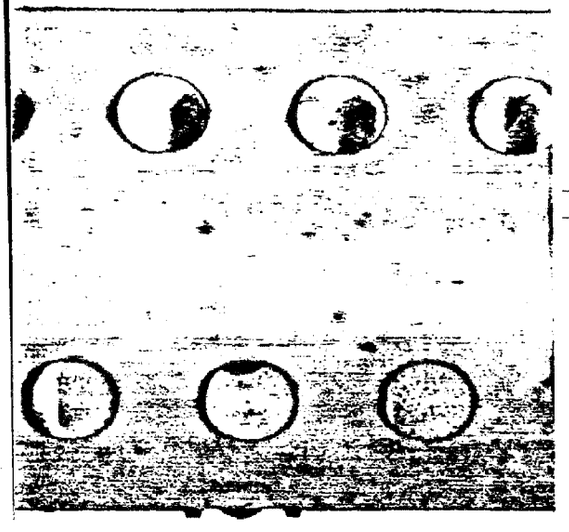
97 APR 17 PM 3:17

FELIX Z. BELCHER REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0295536





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

RECEIVED OF _____

FOR _____

BOOK 10420 PG 658

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 1900000.00
CON TX 7030.00
PRFEE 1.00
WDEED 20.00
TOTAL 7051.00
CHECK 7051.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/97 01 15:16 0001 0722

0295536
IDENTIF. & REFERENCE

97 APR 17 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140874