STATE OF TENNESSEE }
COUNTY OF DAVIDSON} 10783:507

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Feb, 1998.

Notary Public

MY COMMISSION EXPIRES: 4.9.2000
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) ZARING HOMES, INC.	(NAME) SAME AS PROPERTY OWNER	MAP: 155-7-A : Parcels: 50 (Lot #61) 51 (Lot #62) 52 (Lot #63)
(STREET ADDRESS OR ROUTE NO.) SUITE 220, ONE BRENTWOOD COMMONS 750 OLD HICKORY BOULEVARD	(STREET ADDRESS)	MAP: 155-7-B : Parcels: 7 (Lot #47) 8 (Lot #48) 10 (Lot #50) 14 (Lot #65) 15 (Lot #66)
(CITY) (STATE) (P.O. ZIP) BRENTWOOD, TENNESSEE 37027	(CITY) (STATE) (ZIP)	

9948 02/04 0101 03CHECK 1133.80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **POPLAR CREEK DEVELOPMENT CO.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ZARING HOMES, INC.**, hereinafter called the GRANTEE, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being **LOTS NO. 47, 48, 50, 61, 62, 63, 65, AND 66 ON THE FINAL PLAT OF POPLAR CREEK ESTATES, PHASE V, SECTION A (THE HIGHLANDS OF ALLENS GREEN)**, as of record in Book 9700, Page 390, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Poplar Creek Development Company by Deed from First Hotel Investment Corporation, of record in Book 10037, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 10425, Page 93, Register's Office for Davidson County, Tennessee.

2. The Plan of Record in Book 9700, Page 390, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain building limits, certain notes and requirements, to which Plat specific reference is here made.

This is unimproved property, known as **LOTS NO. 47, 48, 50, 61, 62, 63, 65, AND 66, THE HIGHLANDS OF ALLENS GREEN.**

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, forever, 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 our hands on this 3rd day of Feb, 1998.

POPLAR CREEK DEVELOPMENT COMPANY

By: Jane B. Stranch

JANE B. STRANCH
SECRETARY/TREASURER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JANE B. STRANCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Secretary/Treasurer** of **POPLAR CREEK DEVELOPMENT CO.**, the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of February, 1998.

Alice Faye Sullivan
Notary Public

My Commission Expires:

4-9-2000

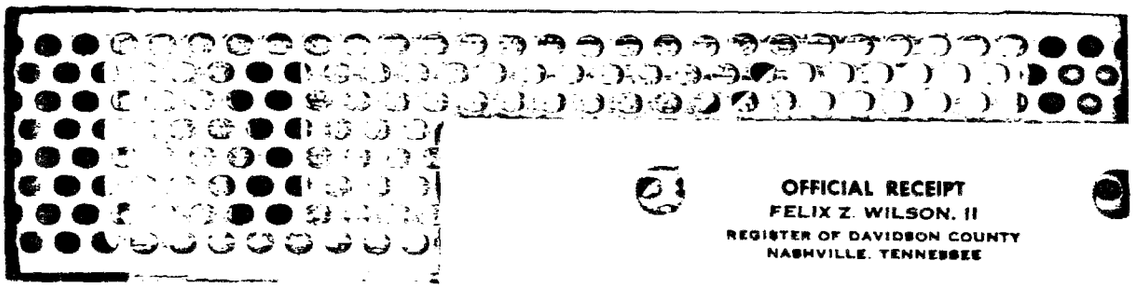
NOTARY PUBLIC

039497
IDENTIFICATION REFERENCE

98 FEB -4 PM 3:49

DAVIDSON COUNTY TN

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 10783 PG 509

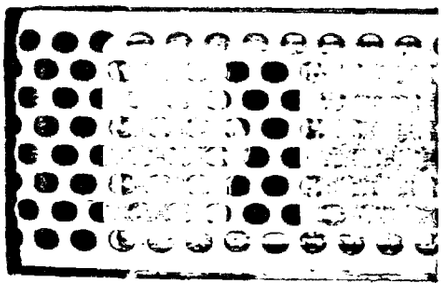
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 304000.00
CON TX 1124.80
PRFEE 1.00
WDEED 8.00
TOTAL 1133.80
CHECK 1133.80

02/04/98 01 15:50 0001 9948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0397497
IDENTIFICATION REFERENCE

98 FEB -4 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

No. 1250504