WARRANTY DEED

BOOK 11482 PG. 348

MELODY A. HAYES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,140.00

Eric L Grogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 99

Melody A Hayes
Notary Public

MY COMMISSION EXPIRES: 8-5-2002
(AFFIX SEAL)

mail **THIS INSTRUMENT WAS PREPARED BY**

CASTLEMAN TITLE & ESCROW, INC., 1604 Westgate Circle, Suite 3, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Grogan	ZARING FINANCIAL SERVICES	MAP 161-01-0-B
(NAME)	(NAME)	
705 Aviemore Close	1604 Westgate Circle	PARCEL 12.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Brentwood, TN 37027	06DU84061
(CITY) (STATE) (ZIP)	(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., an Ohio Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Grogan and wife, Melanie Grogan

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, Tennessee, BEING Lot No. 12 on the Plan of PHASE ONE, ABERDEEN WOODS, of record in Book 9700, Page 589, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Zaring Homes, Inc., an Ohio Corporation by deed from Dorothy Anne Aldred and Mary Jane Cochran individually and as CoExecutrixes of the Estate of Dorothy S. Cochran, deceased, of record in Book 10420, page 653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.

0588024

MAP-PARCEL REFERENCE

99 MAY 18 AM 8:50

REGISTER DAVIDSON COUNTY, TN.

7154 05/18 0101 03CHECK 792.22

This is improved (X) property, known as 705 Aviemore Close, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 7th day of May 19 99

Zaring Homes, Inc., an Ohio Corporation
By:
Clay M. Lane, Asst. Secretary and Division President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Clay M. Lane and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst Secretary and Division President and _____ respectively of the Zaring Homes, Inc. the within named bargainor, and corporation, and that he as such Asst Secretary and Division President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Clay M. Lane as such Asst Secretary and Division President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 7th day of May 19 99.

My commission expires March 16, 2003

Kerri B Broadway
Notary Public

KERRI B. BROADWAY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0588024

MAIL TO: REFERENCE

99 MAY 18 AM 8:50

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN

CAMT	211140.00
CON TX	781.22
PRFEE	1.00
MORTD	8.00
CFEE	2.00
TOTAL	792.22
CHECK	792.22

05/18/99 01 08:53 0001 7154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461776