WARRANTY DEED

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

BOOK 11504 PG. 661

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,755.00

Edwin L Magras
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 99

Melody A Hayes
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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

mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edwin L. Magras	ZARING FINANCIAL SERVICES	MAP 161-01-0-B
(NAME)	(NAME)	
5305 Cochran Drive	11300 Cornell Park Dr. Ste 380	PARCEL 13.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Cincinnati, OH 45242	06DU84062
(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 Edwin L. Magras and wife, Anessa A. Magras

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. 13 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.

99 JUN -1 PM 5:47
REGISTER
DAVIDSON COUNTY, TN.

0593932
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 5305 Cochran Drive, Nashville, Tennessee 37220
(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 05th day of May, 19 99

Zaring Homes, Inc., an Ohio Corporation
By: Steve Williamson
Steve Williamson, Operations Manager

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 Steve Williamson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Operations Manager and _____ respectively of the Zaring Homes, Inc. the within named bargainor, and corporation, and that he as such Operations Manager 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 Steve Williamson as such Operations Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 05th day of May 19 99.

My commission expires March 26, 2003

Kerri B. Broadway
Notary Public

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

3437 06/03 0103 03CHECK 787.09

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 663

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

0593932

IDENTIFICATION REFERENCE

99 JUN -1 PM 5:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 209755.00
CON TX 776.09
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 787.09
CHECK 787.09

06/01/99 01 17:50 0001 3437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467968