WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 283,492.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp. 07/27/2002

Instr:200001210007187 Page: 1 OF 2
REC'D FOR REC 01/21/2000 11:44:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1048.92

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 1604 Westgate Circle, Suite 3, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Spinazzola, Jr. (NAME)	(NAME)	MAP 161
1008 Danestone Court (ADDRESS)	(ADDRESS)	GROUP 01B
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 57CO

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 Michael A. Spinazzola, Jr. and Cheryl L. Clary, joint tenants with right of survivorship

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. 91 on the Plan of ABERDEEN WOODS, PHASE 1, SECTION 3, a Planned Unit Development, of record in Plat Book 9700, pages 739 and 740, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being a part of the same property conveyed to Zaring Homes, Inc., an Ohio Corporation by Warranty Deed from Dorothy Anne Aldred and Mary Jane Cochran, of record in Book 10420, Page 653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2000 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1008 Danestone Court, Nashville, TN 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 18th day of January, 2000

Zaring Homes, Inc., an Ohio Corporation
By:
Michael A. Zakrzewski, Assistant Secretary

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 _____, _____.

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

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 18th day of January, 2000.

My commission expires 07-28-2001

Christopher M Carmichael
Notary Public