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This Instrument Prepared By:
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FROST & JACOBS LLP
201 East Fifth Street
2500 PNC Center
Cincinnati, Ohio 45202
(513) 651-6800

Instr:200003010020173 Page: 1 OF 4
REC'D FOR REC 03/01/2000 2:51:43PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $906.50

WARRANTY DEED

THIS DEED is made this 10th day of February, 2000, between **ZARING HOMES, INC.**, an Ohio corporation ("Grantor") and **FIRST CINCINNATI LEASING 2000 LLC**, an Ohio limited liability company ("Grantee") whose tax mailing address is 11300 Cornell Park Drive, Suite 500, Cincinnati, OH 45242.

WITNESSETH: That Grantor for and in consideration Two Hundred Forty-Five Thousand and No/100 Dollars ($245,000.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby sells and conveys unto Grantee, its successors and assigns forever, the certain tract of land situated and being in the County of Davidson, State of Tennessee and more particularly described on the attached Exhibit A (the "Property").

To have and to hold the Property with all and singular the hereditaments and appurtenances of and to the same belonging or in any way appertaining to Grantee, its successors and assigns forever; and Grantor, for its successors and assigns, does covenant and agree to and with Grantee, its successors and assigns, that it is are lawfully seized in fee of the Property, that the same is free of all encumbrances, except: (i) covenants, conditions, restrictions and reservations of record; and (ii) taxes and assessments not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

ZARING HOMES, INC., an Ohio corporation

By: _____
Ronald G. Gratz, Vice President / CFO

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Before me, a notary public in and for said County and State, duly commissioned and qualified, personally appeared Ronald G. Gratz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Vice President and Chief Financial Officer of ZARING HOMES, INC., an Ohio corporation, the Grantor in the foregoing instrument, and that as such officer executed the foregoing instrument for the purposes therein contained by subscribing the name of the corporation, by himself as such officer.

Witness my hand and notarial seal this 10th day of February, 2000.

Sandra L. Nunn
Notary Public
My Commission Expires:_____



SANDRA LYNN NUNN, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $245,000.00.

Allen G. Zaring, III

Sworn to and subscribed before me this 10th day of February, 2000.

Sandra L. Nunn
Notary Public
My Commission Expires:_____



SANDRA LYNN NUNN, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

Address of Owner:	FIRST CINCINNATI LEASING 2000 LLC 11300 Cornell Park Drive, Suite 500 Cincinnati, OH 45242
Send Tax Bills to:	Same
Address of Property:	6904 Stone Run Drive, Nashville, TN 37211
Map-Parcel Number:	180-03-0-A002.00

738551.01

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stone Creek Park, Section 1A, of record in Book 9700, Page 266, amended in Book 9700, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being a portion of the same property conveyed to Zaring Homes, Inc. by Deed of record in Book 11267, Page 101, said Register's Office.