Instr:200007210072041 Page: 1 OF 3
REC'D FOR REC 07/21/2000 10:17:10AM
RECORD FEE: $15.01
M. TAX: $0.00 T. TAX: $696.02

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS: 188,114.50

Affiant Daniel E. Tyler

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-2002
(AFFIX SEAL)

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
Daniel E. Tyler (NAME)	New Owners At Same Address (NAME)	MAP 117
709 Millstone Lane (ADDRESS)	(ADDRESS)	GROUP 01
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 193

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Tyler and wife, Adele B. Tyler

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. 10 on the Plan of Section One, Jarman Property, of record in Plat Book 9700, page 595, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Zaring Homes, Inc. by deed from Daniel E. Tyler and wife, Adele B. Tyler, of record in Instrument Number 2000031000024690, 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 the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 709 Millstone Lane, Nashville, TN 37205
(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 19th day of July, 2000

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

AFFIDAVIT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

We, the undersigned, Adele B. Tyler and Daniel E. Tyler, adult residents of said County and State, being duly sworn, do hereby state:

1. We purchased Lot 10 Jarman Property, Section One on February 15, 2000, and paid State Transfer tax on $215,000.00 at the recordation of that deed identified at Instrument Number 200002150015206, in the amount of $795.50; and,

2. We then entered into a contract for Zaring Homes, Inc. to build a home for us on that lot. While there was no actual consideration for this transfer, as part of the construction agreement, we did deed this lot to Zaring Homes, Inc. by deed dated March 9, 2000, and paid State Transfer Tax on $215,000.00 at that recordation of that deed identified at Instrument Number 200003100024690, in the amount of $795.50; and,

3. We are "re-acquiring" title to this lot with the completed improvements {our home} from Zaring Homes, Inc. The total value of lot and improvements is $618,114.50; however, the improvements cost $403,114.50.

THEREFORE, we believe the maximum state tax value for this transfer is $403,114.50.

FURTHER, we believe this amount should be reduced by the $215,000.00 we paid on the "no-value" transfer mentioned in item #2 above, since we paid tax erroneously on this transfer.

THEREFORE, we believe the correct value for tax purposes representing our ownership of this property to be paid IN THIS TRANSFER is **188,114.50**.

WITNESS our hands this 19th day of July, 2000.

Adele B. Tyler

Daniel E. Tyler

Sworn to and subscribed before me this 19th day of July, 2000.

My commission expires: 10-25-2003

Marbut Glenn Gaston, Jr.
Notary Public

Exhibit "A" to Warranty Deed
Zarings Homes, Inc. to TYLER

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 12th day of July, 2000.

My commission expires Feb 3, 2003

Fay Phillips
Notary Public

FAY D. PHILLIPS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.