This Instrument prepared by
and after recording return to:

GREENE & HOGAN, P.C.
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 11/15/00 10:29 3pgs
Fees:15.00 Taxes:370.00
20001115-0113242

Send Tax Bills to New Owner at:

Zaring Homes, Inc.
1604 Westgate Circle
Brentwood, TN 37027

Map 183
Parcel 111

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THAT, RICHARD DOWNS, and wife, SUE DOWNS (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by ZARING HOMES, INC. (hereinafter the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 10 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Burkitt's Tract No. 9; on the East Battle Road; on the South by Burkitt's Tract No. 11; on the West by Burkitt's Tract No. 4.

Commencing at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road, N. 34° 35' W 667 feet; and N 6° 45' E 485 feet to the point of beginning; thence with a new staked line N 84° W 1122 feet to an iron pin; thence N 6° 45' E 199.3 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road, S 6° 45' W 200 feet to the point of beginning, containing 5.12 acres, more or less.

Being the same property conveyed to Richard Downs and wife, Sue Downs from Edward Owens and wife, Loretta Owens by deed of record in Book 10252, page 288, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 324 Battle Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, administrators, and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person or entity.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 10th day of November, 2000.

Richard Downs

Sue Downs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Richard Downs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 10th day of November, 2000.

Notary Public

My Commission Expires: 12/23/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Sue Downs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 10th day of November, 2000.

Notary Public

My Commission Expires: 12/23/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is One Hundred Thousand Dollars and No Cents ($100,000.00)

Affiant

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

Notary Public

My Commission Expires: 12/23/01