When recorded return to: Castleman Title & Escrow, Inc.
1604 Westgate Circle, Suite 3
Brentwood, TN. 37027

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

Davidson County DEEDWARR
Recvd: 11/21/00 15:58 4pgs
Fees:19.01 Taxes:59.18
20001121-0115208

SPECIAL WARRANTY DEED

THIS DEED is made this 1st day of November, 2000, between **FIRST CINCINNATI LAND LLC**, an Ohio limited liability company ("Grantor"), and **ZARING HOMES, INC.**, an Ohio corporation ("Grantee") whose tax mailing address is 11300 Cornell Park Drive, Suite 500, Cincinnati, OH 45242.

WITNESSETH: That Grantor for and in consideration of Fifteen Thousand Nine Hundred Ninety-Five and 86/100 Dollars ($15,995.86) 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. All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

The Property is part of the same property conveyed to Grantor by General Warranty Deed dated July 10, 1998, recorded July 31, 1998 in Book 11045, Page 243 and by Quitclaim Deed dated September 1, 1998, recorded February 4, 1999 in Book 11326, Page 513 of the Davidson County, Tennessee records.

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

FIRST CINCINNATI LAND LLC, an Ohio limited liability company

By: _____, III
Allen G. Zaring III, Member and Manager

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

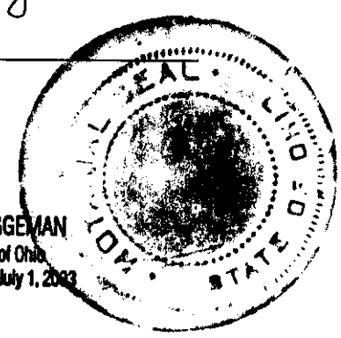
Before me, a notary public in and for said County and State, duly commissioned and qualified, personally appeared Allen G. Zaring III, Member and Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the managing member of FIRST CINCINNATI LAND LLC, an Ohio limited liability company, the Grantor in the foregoing instrument, and that as such managing member executed the foregoing instrument for the purposes therein contained by subscribing the name of the limited liability company, by himself as such managing member.

Witness my hand and notarial seal this 1st day of November, 2000.

Notary Public
My Commission Expires:_____



JENNIFER L. BRUGGEMAN
Notary Public, State of Ohio
My Commission Expires July 1, 2003



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 $15,995.86.

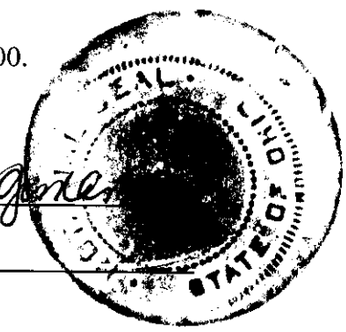
Allen G. Zaring III, Member and Manager

Sworn to and subscribed before me this 1st day of November, 2000.



JENNIFER L. BRUGGEMAN
Notary Public, State of
My Commission Expires July

Notary Public
My Commission Expires:_____



Address of Owner: ZARING HOMES, INC.
11300 Cornell Park Drive, Suite 500
Cincinnati, OH 45242

Send Tax Bills to: Same

Addresses of Property: 1208 Applecross Dr., Nashville, Tennessee 37220 (Lot 54)
1212 Applecross Dr., Nashville, Tennessee 37220 (Lot 55)

Map-Parcel Nos.: Map _____, Parcel _____ (Lot 54) Map No. 161, Group 01B, Parcel 130
Map _____, Parcel _____ (Lot 55) Map No. 161, Group 01B, Parcel 131

616711.05

Exhibit A

Land in Davidson County, Tennessee, being Lot Nos. 54 and 55 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument Number 200005230051434, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.