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This Instrument Prepared By:
Sandra L. Nunn, Esq.
FROST BROWN TODD LLC
201 East Fifth Street, Suite 2200
Cincinnati, Ohio 45202

Davidson County DEEDWARR
Recvd: 04/10/01 14:18 5pgs
Fees:23.67 Taxes:921.33
20010410-0035534

**Tennessee**

# SPECIAL WARRANTY DEED

THIS DEED is made this 19th day of March, 2001, between **FIRST CINCINNATI LAND LLC**, an Ohio limited liability company ("Grantor"), and **DREES PREFERRED COLLECTION, INC.**, an Ohio corporation, whose tax mailing address is 211 Grandview Drive, Ft. Mitchell, Kentucky 41017.

WITNESSETH: That Grantor for and in consideration of Two Hundred Forty-Nine Thousand Eight and 05/100 Dollars ($249,008.05) 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 lawfully seized in fee of the Property, that the same is free of all encumbrances, except: (i) covenants, easements, and restrictions of record; (ii) legal highways and (iii) 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.

Prior Instrument Reference: See attached Exhibit A.

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: _____
Allen G. Zaring III
Manager and Member

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, 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 corporation, by himself as such managing member.

Witness my hand and notarial seal this 19th day of March, 2001.

NOTARIAL SEAL STATE OF OHIO

Notary Public
My Commission Expires:

THERESA J. PEARD
Notary Public - State of Ohio
My Commission Expires Oct. 19, 2005

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 $249,008.05.

Allen G. Zaring III

Sworn to and subscribed before me this 19th day of March, 2001.

NOTARIAL SEAL STATE OF OHIO

Notary Public
My Commission Expires:

THERESA J. PEARD
Notary Public - State of Ohio
My Commission Expires Oct. 19, 2005

Address of Owner: Drees Preferred Collection, Inc.
211 Grandview Drive
Fort Mitchell, KY 41017

Send Tax Bills to: Same

Map + Parcel: 161-1-B
Parcel 10

CINlibrary/1035101.1

**Exhibit A**

A tract of land located in the thirty-second councilmanic district of Davidson County near Edmondson Pike and being more particularly described as follows:

Beginning at an iron rod in the easterly boundary of Brentview Hills, of record in Plat Book 3300, Page 43, R.O.D.C., and the southwesterly corner of Lot 10, Aberdeen Woods, Phase One, of Record in Plat Book 9700, Page 589, R.O.D.C.;

Thence with the boundary of said Aberdeen Woods, Phase One as follows:

South 80° 01' 00" East, 215.78 feet;

North 69° 26' 00" East, 52.51 feet;

South 32° 59' 45" East, 156.95 feet;

South 43° 46'55" East, 234.26 feet;

Thence South 12° 53' 15" East, 46.63 feet;

Thence South 31° 23' 38" West, 154.88 feet;

Thence southeasterly with a curve to the right 48.56 feet, said curve having a radius of 275.00 feet, a central angle of 10° 07' 00" and a chord of 48.49 feet at South 53° 32' 52" East;

Thence South 41° 30' 38" West, 108.26 feet;

Thence South 49° 02' 42" East, 57.80 feet;

Thence South 09° 07' 32" East, 175.02 feet;

Thence North 48° 34' 38" East, 84.86 feet;

Thence South 31° 51' 18" West, 226.43 feet to the northerly boundary of West Fork, Section II, of record in Plat Book 6250, Page 985, R.O.D.C. (Players Club Apartments);

Thence with said northerly boundary North 83° 05' 12" West, 406.44 feet to the easterly boundary of the aforementioned Brentview Hills;

Thence with said easterly boundary as follows:

North 08° 00' 31" East, 588.20 feet;

North 09° 43' 35" West, 66.70 feet;

North 05° 28' 18" East, 286.06 feet;

North 07°26' 48" East, 85.28 feet to the beginning;

Containing 11.071 acres, more or less, and being part of property conveyed to First Cincinnati Land LLC from Zaring Homes, Inc. by deeds recorded in Book 11045, Page 243 and in Book 11326, Page 513 of the Davison County, Tennessee records.

Excepting therefrom approximately 5.311 acres of land in Davidson County, Tennessee, being Lot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 52, 53, 54 and 55 and the streets commonly known as Glencarron Drive, Applecross Drive and Rannoch Place on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument No. 200005230051434, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.