THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe Box 62
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219

BOOK 7733 PAGE 791

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 21 3 35 PM '89

IDENTIFICATION REFERENCE

9 5 7 4 9

WARRANTY DEED

Name/Address of New Owner:	Name/Address of Mortgagee:	Map/Parcel Numbers:
John A. Childs and wife, Karen R. Childs 4013 Tea Garden Way Antioch, TN 37013	Sovran Mortgage Corporation 3401 West End Nashville, TN 37203	150-14-37

FOR AND IN CONSIDERATION of the sum of Ninety one Thousand Six Hundred sixty-six and 00/100 Dollars ($91,666.00), M/I Schottenstein Homes, Inc., d/b/a M/I Homes, a Delaware corporation hereinafter referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto John A. Childs and wife, Karen R. Childs, hereinafter whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 14 on the Plan of Jamestown Estates, Section One, as of record in Book 6900, page 592, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being part of the property being conveyed to M/I Schottenstein Homes, Inc., d/b/a M/I Homes by Deed from Pan American Builders, Inc., a Texas corporation, of record in Book 7595, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as 4013 Tea Garden Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following:

1. Taxes for 1989 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.

2. Restrictive Covenants, of record in Book 7476, page 643, Register's Office for Davidson County, Tennessee (hereinafter "RODC"), and Restated Covenants for Jamestown Estates of record in Book 7502, page 11, RODC, and any amendment thereto.

3. All matters set forth on the Plan of Jamestown Estates, Section One, of record in Book 6900, page 592, RODC.

4. Future homeowner's assessments or special assessments, if any.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19 day of December, 1988, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

M/I SCHOTTENSTEIN HOMES, INC., d/b/a
M/I HOMES

By: _____
Charles J. Ortner, Division Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public of the State and County aforesaid, personally appeared Charles J. Ortner, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Division Manager of the within named bargainor, a corporation, and that he as such Division Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Division Manager.

Witness my hand and seal, at office in Nashville, Tennessee this 19 day of December, 1988.

_____
Notary Public

My Commission Expires:
5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $91,666.00.

Karen R. Childs
Affiant

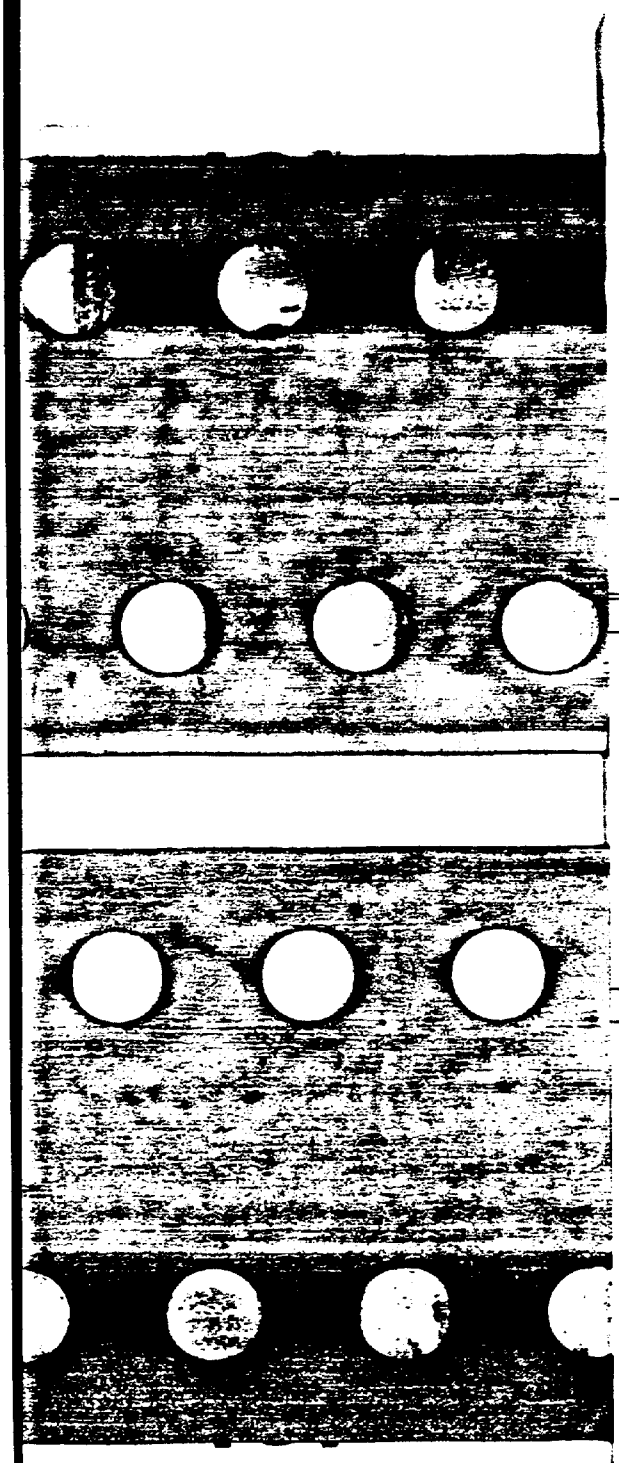
Sworn to and subscribed before me this 20 day of December, 1988.

Rita McQuerry
Notary Public

My Commission Expires:
5-13-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE RITA McQUERRY

0076 12/21 0101 03CHECK 312.11



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 794

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	91666.00
CON TX	302.61
PRFEE	0.50
MDEED	9.00
TOTAL	312.11
CHECK	312.11

12/21/88 01 15:35 0001 0076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95749

IDENTIFICATION REFERENCE

DEC 21 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0166222