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

BOOK 7742 PAGE 235

WARRANTY DEED

Name/Address of New Owner:	Name/Address of Mortgagee:	Map/Parcel Numbers:
Mr. and Mrs. Robert A. Mongrain 1685 Aaronwood Drive Old Hickory, TN 37138	Commercial Federal Mortgage Corporation 2120 South 72nd Street Omaha, NE 68124	Map 63-16-B-78

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, M/I Schottenstein Homes, Inc., d/b/a M/I Homes ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Robert A. Mongrain and wife, Rebecca A. Mongrain ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Number 117 on the plan of Chitwood Downs, as of record in Book 6900, page 405, as amended in Book 6900, pages 550-552, Register's Office for Davidson County, Tennessee, as corrected by Certificate of Correction of record in Book 7462, page 445, 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, a Delaware corporation, by deed from Barclays American/Mortgage Corporation of record in Book 7698, page 878, said Register's Office.

This is improved property known as 1685 Aaronwood Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successor and assigns against the lawful claims of all persons whomsoever.

98450

IDENTIFICATION REFERENCE

JAN 3 9 54 AM '89

FELIX Z. WILSON TI REGISTER
DAVIDSON COUNTY, TN

Executed this 30 day of December, 1988.

M/I SCHOTTENSTEIN HOMES, INC. D/B/A M/I HOMES

By: _____

Title: Division Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said county and state, personally appeared Charles J. Ortner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Division Manager of M/I Schottenstein Homes, Inc., d/b/a M/I Homes, a Delaware corporation, and is authorized by the corporation to execute this instrument on behalf of said corporation.

Witness my hand, at office in Nashville, Tennessee, this 30 day of December, 1988.

Claudette M. Olivier
Notary Public

My Commission Expires:
January 11, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,950.00.

Rebecca Ann Mangrum
Affiant

Sworn to and subscribed before me this 30 day of December, 1988.

Claudette M. Olivier
Notary Public

My Commission Expires:
January 11, 1992

EXHIBIT "A"

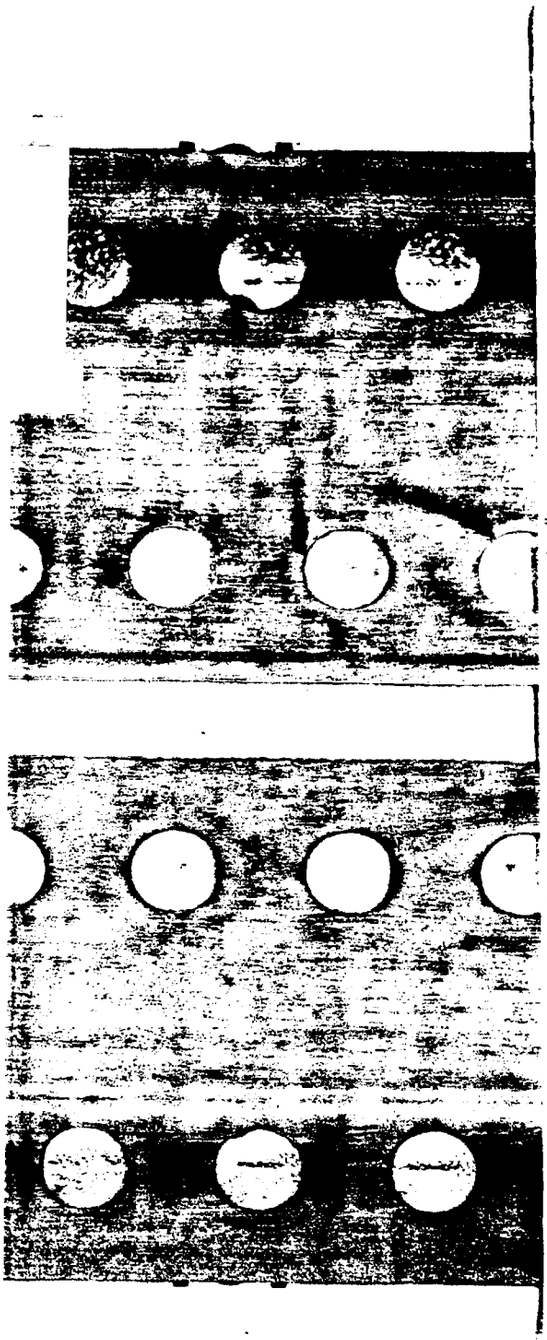
1. 1988 real property taxes prorated and assumed by Grantor. 1989 and subsequent years, real property taxes assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 7351, Page 852, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7451, Page 739, Register's Office for said County.

3. Plan of record in Book 6900, Page 405, as amended in Book 6900, Pages 550-552, as corrected by Certificate of Correction in Book 7462, Page 445, Register's Office for Davidson County, Tennessee.

4. Terms, conditions and restrictions as contained in the Bylaws of the Chitwood Downs Homeowners Association and any amendments and supplements thereto, not of record in said Register's Office.

2680 01/03 0101 03CHECK 283.07



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

RECEIVED OF _____

FOR _____

BOOK 7742 PAGE 238

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 82950.00
CON TX 273.57
PRFEE 0.50
WDEED 9.00
TOTAL 283.07
CHECK 283.07

01/03/89 01 09:56 0001 2680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98450.

IDENTIFICATION REFERENCE

JAN 3 9 55 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169383