THIS INSTRUMENT PREPARED BY:

Lisa Cowan
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NO.
M/I Schottenstein Homes, Inc. 65 East State Street 21st Floor Columbus, OH 43215	Same	Map 150-10, Parcels 191 & 216 Map 150-14, Parcels 39 & 52

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $75,200.00.

Sworn to and subscribed before me, on this the 18th day of July, 1989.

Notary Public
My Comm. Expires: 5-8-91

255-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, PAN AMERICAN BUILDERS, INC. Grantor herein, has bargained and sold, and by these presents does transfer and convey unto the said M/I SCHOTTENSTEIN HOMES, INC., the Grantee herein, its heirs, successors, legal representatives and assigns, certain tracts of land in Davidson County, State of Tennessee, described as follows:

Being Lots 17 and 44 in the development known as Jamestown Estates, Section 1, the plat of which is recorded in Plat Book 6900, Page 592, Register's Office of Davidson County, Tennessee; lot 57 in Jamestown Estates, Section 2, the plat of which is recorded in Plat Book 6900, Page 865, Register's Office of Davidson County, Tennessee; and Lot 41 in Jamestown Estates, Section 3, the plat of which is recorded in Plat Book 6900, Page 866, Register's Office of Davidson County, Tennessee, to all of which plats reference is hereby made for a more particular description of said lots.

50337

IDENTIFICATION REFERENCE

JUL 19 1 57 PM

DAVIDSON COUNTY

Being a part of the same property conveyed to Pan American Builders, Inc. by Quitclaim Deed from Pan American Construction Company, of record in Book 7502, page 6, Register's Office of Davidson County, Tennessee, as corrected by deed of correction at Book 7568, page 106, in said Register's Office and re-recorded at Book 7574, page 167, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, legal representatives and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered and unrestricted, except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, legal representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, legal representatives and assigns, against the lawful claims of all persons, whomsoever except as to those matters of record, to which this conveyance is expressly made subject.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand this 14 day of July, 1989.

PAN AMERICAN BUILDERS, INC.
Grantor

By: M. Hosseini

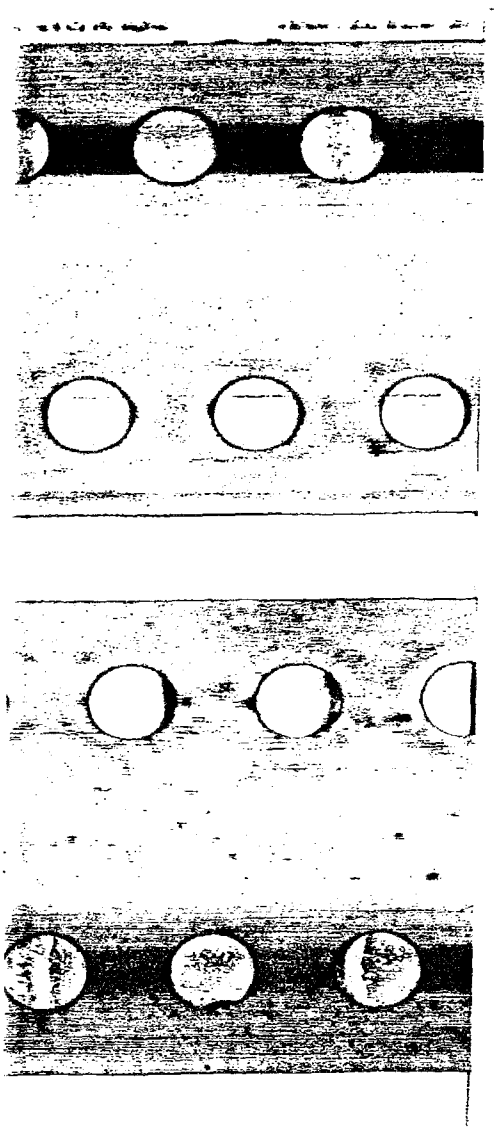
Title: Vice President

STATE OF Tennessee
COUNTY OF Davidson

Before me, Melanie G. Grant, a Notary Public of the State and County aforesaid, personally appeared, Mohammad K. Hosseini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Pan American Builders, Inc., the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him as Vice-President.

Witness my hand and seal, at office in Davidson County, Tennessee, this 14th day of July, 1989.

Melanie G. Grant
Notary Public
My Comm. Expires: 5-8-91



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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 236

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 75200.00
				CON TX 248.16
				PRFEE 1.00
				WDEED 6.00
				TOTAL 255.16
				CHECK 255.16
07/19/89	01			11:02 0001 6565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50337.

IDENTIFICATION REFERENCE

JUL 19 10 57 AM '89

DAVIDSON COUNTY, TN

No. 230221