Pkg 30

BOOK 7966 PAGE 581

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 103,454.00

Subscribed and sworn to before me, this the 20 day of October 19 89

Affiant

My commission expires: January 21, 1990 (Affix Seal)

Notary Public Brent A. Campbell

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Peter Steven Tyda	LEADER FEDERAL MORTGAGE, INC.
108 Chitwood Court	P.O. Box 2926
Old Hickory, TN 37138 (STREET ADDRESS / CITY / STATE / ZIP)	Memphis, TN 38101-2926 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO 63-16-B 182.00 /4D 92963	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, M/I Schottenstein Homes, Inc. d/b/a M/I Homes, a Delaware Corporation HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Peter Steven Tyda and wife, Patricia C. Tyda HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 264 on the Plan of Chitwood Downs, of record in Plat Book 6900 at pages 550 thru 552 and as corrected by certificate of correction in Book 7462 at page 445, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to M/I Schottenstein Homes, Inc. d/b/a M/I Homes, a Delaware Corporation by Deed of record in Book 7896 page 744, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

76156

IDENTIF. TREFERENCE

Oct 24 10 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8271 10/24 0101 03CHECK 348.55

THIS IS _____ IMPROVED PROPERTY KNOWN AS 108 Chitwood Court, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of October 19 89

M/I Schottenstein Homes, Inc.
by Gary Aasen, Division Manager

State of Tennessee
County of _____

BOOK 7966 PAGE 582

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

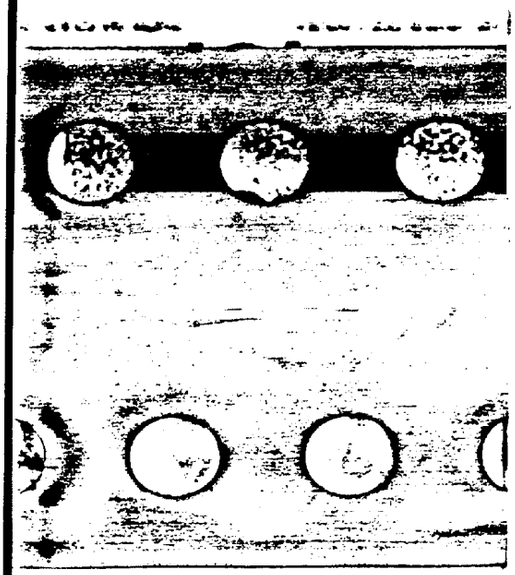
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gary Aasen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Division Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

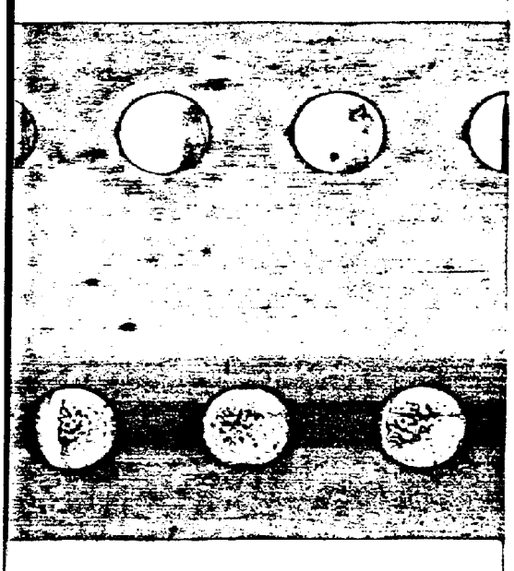
Witness my hand and official seal on October 20, 1989

My Commission Expires:
1/21/90

Notary Public: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 103454.00
CON TX 341.55
PRFEE 1.00
WDEED 6.00
TOTAL 348.55
CHECK 348.55

10/24/89 01 10:31 0001 8271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76156

IDENTIF. TREFERENCE

OCT 24 10 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260400