FILE BOX 30

BOOK 7998 PAGE 811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 98,105.00

Subscribed and sworn to before me, this the 30 day of November 19 89

My commission expires: NOTARY PUBLIC AT LARGE (Affix Seal)

Affiant

Notary Public

STATE OF TENNESSEE

My Commission Expires Jan. 21, 1990

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B14380
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James Edward Hawkins	LEADER FEDERAL MORTGAGE, INC.
1220 Springwood Drive	P.O. Box 2926
STREET ADDRESS	STREET ADDRESS
Old Hickory, TN 37138	Memphis, TN 38101-2926
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO 63-166B 113 CO /4D92894

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 James Edward Hawkins and wife, Jacqueline S. Hawkins

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 195 on the Plan of Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900 at page 550 thru 552 and as corrected by Certificate of Correction of record 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 7934 page 559, 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.

1942 12/05 0101 03CHECK 330.73

87088

IDENTIF. REFERENCE

Dec 5 1 36 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1220 Springwood Drive, 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 singular 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 30 day of November 19 89

M/I Schottenstein Homes, Inc.

by Gary Rasen, Division Manager

State of Tennessee
County of _____

BOOK 7998 PAGE 812

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.

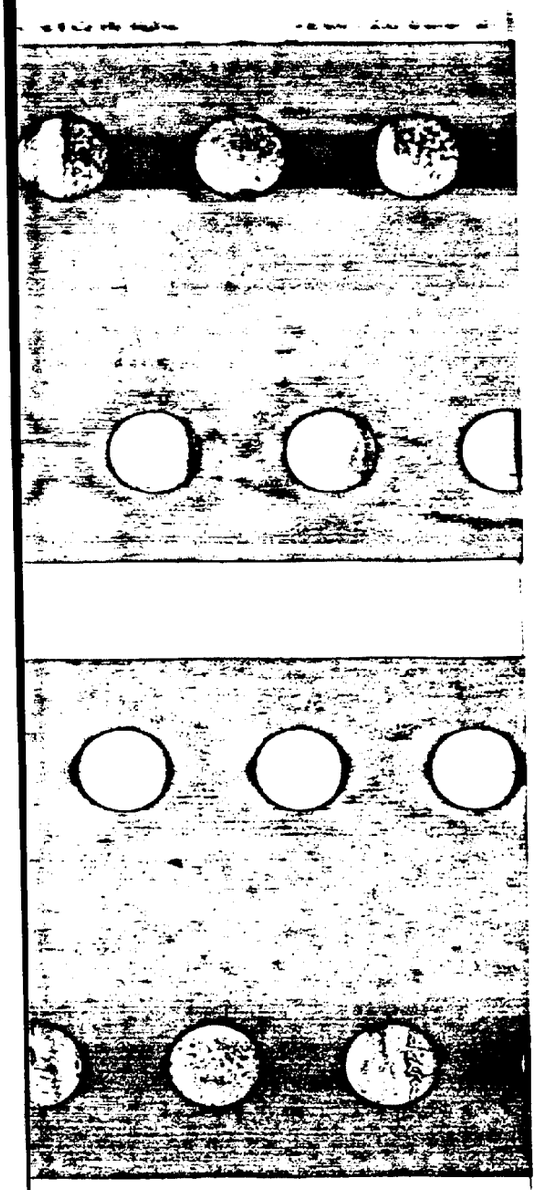
Witness my hand and official seal on November 30, 1989

My Commission Expires

BRENDA A. CAMPBELL
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public: Brent A. Campbell

My Commission Expires Jan. 21, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7998 PAGE 813

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	98105.00
CON TX	323.73
PRFEE	1.00
WDEED	6.00
TOTAL	330.73
CHECK	330.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/89 01 13:35 0001 1942

87088

IDENTIF. REFERENCE

Dec 5 1 36 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 273143