[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Jeffrey Audrain et ux [Shelly Audrain [1501 Arronwood Dr. [Old Hickory, Tn 37138	First Wachovia Mortgage Co P.O. Box 3174 Winston-Salem , NC 27102	Map and Parcel 063-16-0-b
[This instrument prepared by: Cindy S. Smith, Attorney at Law, [2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Mark A. Mann and wife, Jeri Lynn Mann, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jeffrey Audrain and wife, Shelly Audrain, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

INITIAL MM JM

Being Lot No. 143 on the plan of Chitwood Downs, a Planned Unit of Development of record in Plat Book 6900, Page 550, thru 552, and corrected in Book 7462, page 445,* Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete legal description of said lot. * and amended in Book 8181, page 112

Being the same property conveyed to Mark A. Mann and wife, Jeri Lynn Mann from M/I Schottenstein Homes, Inc. d/b/a/ M/I Homes, a Delaware Corporation of record in book 7998, page 821, said Register's Office.

This is improved property commonly known as 1501 Aaronwood Drive Old Hickory, Tennessee, 37138.

It is agreed and understood between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7998, Page 824, said Register's Office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Plat Book 6900, Page 550-552,* said Register's Office and all matters therein; (2) Deed of Trust of record in Book 7998, Page 824, (3) Property Tax lien for the current year, said taxes remaining in escrow and payment of same being made by Grantors; (4) Restrictive Covenants of record in Book 7351, page 852; Book 7451, page 739; Book 7462, Page 445, said Register's Office.

* as corrected in Book 7462, page 445 and amended in Book 8181, page 112

INITIAL MM JM

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is ~~$82,085.52~~ $82,037.64.
[JM MM
[Affiant
[Subscribed and sworn before me this 14th ~~day of January~~, 1991.
[Notary Public
[My Commission Expires: 7-23-94

86905

IDENTIF. REFERENCE

JAN 17 1 43 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of January, 1991.

Mark A. Mann

Jeri Lynn Mann

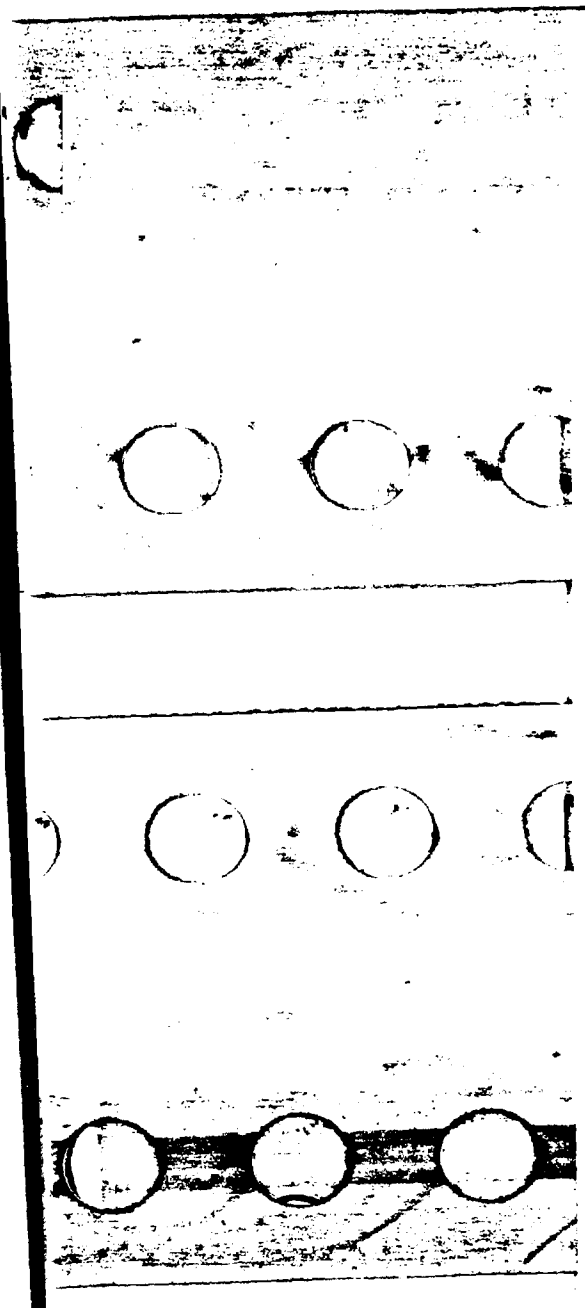
STATE OF Oklahoma
COUNTY OF Tulsa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark A. Mann and Wife, Jeri Lynn Mann, with whom I am personally acquainted, or who proved to me on satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tulsa, Oklahoma this 16th day of January, 1991.

Notary Public
My Commission Expires: 12-17-91

5430 01/17 0101 03CHECK 277.60



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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 548

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	82037.64
			CON TX	270.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	277.60
			CHECK	277.60
01/17/91	01	13:42	0001	6430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86905

IDENTIF. REFERENCE

JAN 17 1 43 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390283