Mail

This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
J & M Homebuilders, Inc. Long Hollow Pike Goodlettsville, TN 37072	Same	Map 053-06-0-A Parcel 99

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, M/I Schottenstein Homes, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to J & M Homebuilders, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 as shown on the Plan of Revision to Lots 95 through 99 Phase One, Waterford Subdivision, as of record in Plat Book 8250, Page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to M/I Schottenstein Homes, Inc., by deed of record in Book 7662, Page 670, Register's Office for Davidson County, Tennessee.

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

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 1993, pro-rated and assumed by Grantee.

(2) All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, Page 540, Register's Office for Davidson County, Tennessee.

(3) All matters appearing on the Plan of Revision to Lots 95 through 99 Phase One, Waterford Subdivision of record in Plat Book 8250, Page 217, Register's Office for Davidson County, Tennessee.

(4) All matters appearing on the Plat of record in Book 8250, Page 217, Register's Office for Davidson County, Tennessee.

(5) Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 7463, Page 294, Register's Office for Davidson County, Tennessee.

(6) Title to that portion of the property lying between the high and low water marks of the Cumberland River.

(7) Easement for right-of-way of record in Book 2024, Page 225, Register's Office for Davidson County, Tennessee.

(8) Easement for sewer of record in Book 1717, Page 30, Register's Office for Davidson County, Tennessee.

(9) Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445.

This conveyance is made subject to the Declaration of Covenants, Conditions, and Restrictions for Waterford of record in Book 8694, Page 216, Register's Office for Davidson County, Tennessee and the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462, said Register's office which covenants, and any amendments thereto, the Grantee hereby specifically and individually adopts and imposes on the property hereby purchased, as covenants running with the land, and further accepts and agrees to abide by the provisions of such covenants as a contractual obligation.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Warranty Deed this 23 day of Sept, 1993.

M/I SCHOTTENSTEIN HOMES, INC.

By: _____

Title: PRESIDENT pro

J & M HOMEBUILDERS, INC.

By: _____

Title: President

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, an official Notary Public of the said county and state, IRVING SCHOTTENSTEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be PRESIDENT of the within named bargainor, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 23RD day of SEPTEMBER, 1993.

_____
Notary Public

My Commission Expires: _____

VICKI L. LARMEE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 26, 1994
STATE OF OHIO

Waterford\MIHomes.war
PVS\ddh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Joe L. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 12 day of October, 1993.

Paula V. Flemons
Notary Public

My Commission Expires: 11-27-93

1093 10/12 0101 03CHECK 58.14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,250.00.

Joe L. Wall
Affiant

Sworn to and subscribed before me this 12 day of October, 1993.

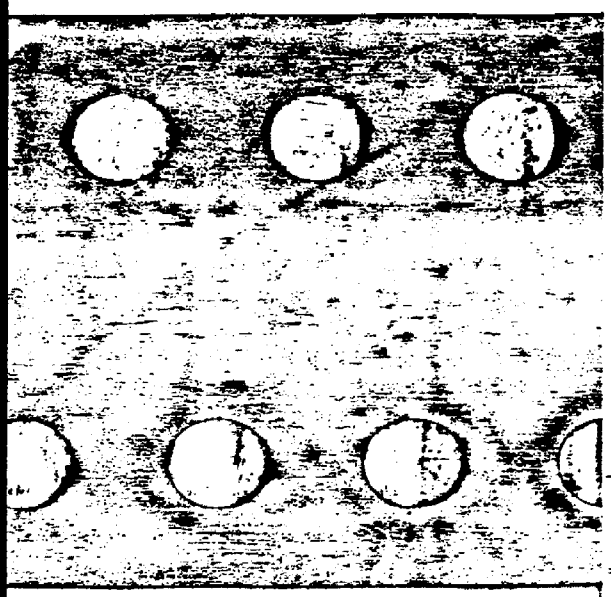
Paula V. Flemons
Notary Public

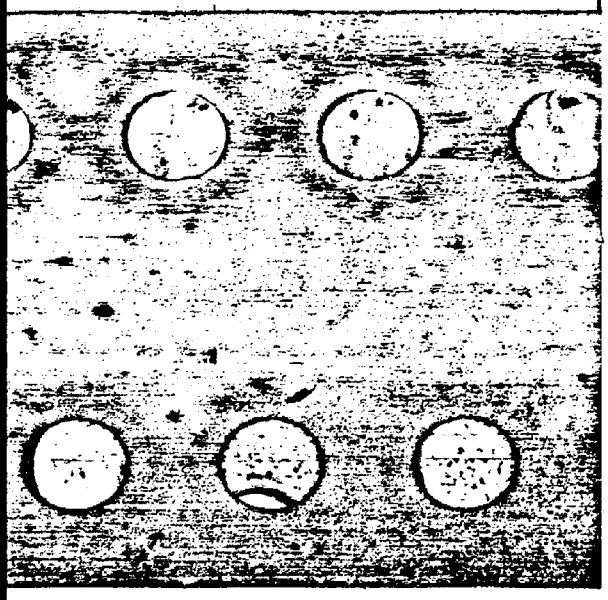
My Commission Expires: 11-27-93

73425
IDENTIF. & REFERENCE

93 OCT 12 PM 3:38
FELIA A. ... REGISTER
DAVIDSON COUNTY, TN.

Waterford\MIHomes.war
PVS\ddh





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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 951

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 12250.00
CON TX 45.14
PRFEE 1.00
WDEED 12.00
TOTAL 58.14
CHECK 58.14

10/12/93 01 15:38 0001 1093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73425
IDENTIF. # REFERENCE

93 OCT 12 PM 3:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 708966