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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,159.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1988.

Notary Public

MY COMMISSION EXPIRES: 7/18/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John T. Newkirk	Independence One Mortgage Corp.	MAP 95-3
(NAME)	(NAME)	
2318 Ingleside Road	P. O.Box 5076	PARCEL 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Southfield, MI 48086-5076	03DZ05800
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. L. Butler and wife, Susan D. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Newkirk and wife, Elizabeth Newkirk

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot Number 149, on the plan of Merry Oaks, of record in Plat Book 1835, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M. L. Butler and wife, Susan D. Butler by deed from James Edward Lynch, Jr. and wife, Linda L. Lynch, of record in Book 7020, Page 497, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 377, Book 1876, page 264 and Book 1881, page 289, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by M. L. Butler and wife, Susan D. Butler, to Richard A. Northcutt, Trustee, for Sears Mortgage Corporation, dated October 21, 1986, and filed for record in Book 7020, Page 500, Register's Office for said County, with an unpaid principal amount of approximately $83,159.40, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

94229

IDENTIFICATION

Dec 16 10 12 AM '88

FILED & RECORDED
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2318 Ingleside Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey 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 our hand s this 13th day of December, 1988

Susan D. Butler

Susan D. Butler

M. L. Butler

M. L. Butler

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. L. Butler and wife, Susan D. Butler

the bargainor s, with whom I am personally acquainted/(or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tenpessee, this 13th day of December, 86.

Commission expires 2/18/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

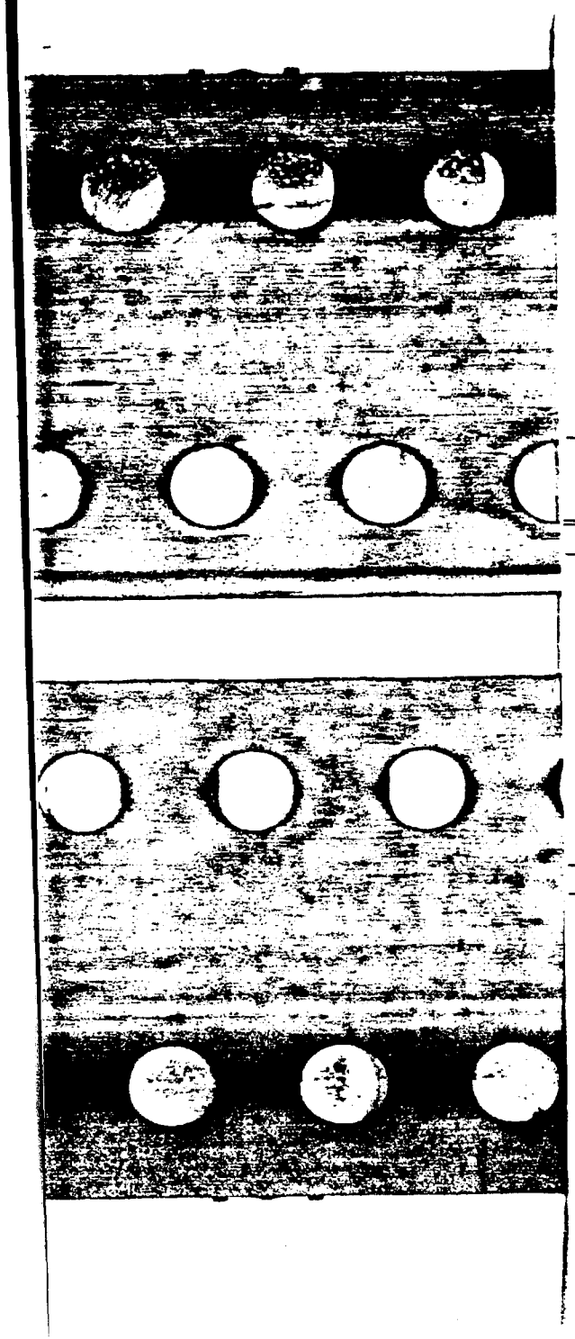
FROM
M. L. Butler
Susan D. Butler

TO
John F. Newkirk
Elizabeth Newkirk

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

8264 12/16 0101 01CHECK 307.46



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 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 91159.40
CON TX 300.96
PRFEE 0.50
MDEED 6.00
TOTAL 307.46
CHECK 307.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/88 01 10:11 0001 8264

94229

IDENTIFICATION REFERENCE

Dec 16 10 12 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 164435