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STATE OF TENNESSEE
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Murray M. Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1988

Margaret Ann Smith
Notary Public

MY COMMISSION EXPIRES: 5/22/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS N. JONES, Attorney, 339 Main St., Franklin, TN 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
L. GEORGE SELLERS	Independence One Mortgage Corporation	115-3-38
(NAME)	(NAME)	
754 Brookhollow Road	300 Galleria Center	802-49795
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Southfield, Michigan 48086	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, PHILIP H. KOONCE III and wife, ELIZABETH W. KOONCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. GEORGE SELLERS and wife, MURRAY M. SELLERS

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:

LAND In Davidson County, TN, being Lot No. 108 on the Plan of Brook Meade, Section II, as of record in Book 2133, page 76, RODC, TN.

Said Lot No. 108 fronts 120 ft. on the easterly side of Brookhollow Road and extends back 388 feet on the southerly line and 333 ft. on the northerly line to a dead line, measuring 131 ft. thereon.

BEING the same property conveyed to Philip H. Koonce III and wife, Elizabeth W. Koonce by deed of record in Book 7066, page 838, RODC, TN, rerecorded in Book 7111, page 13, Register's Office of Davidson County, TN.

SAID GRANTEES HEREBY ASSUME A NOTE IN THE AMOUNT OF $111,604.98, WITH SAID NOTE BEING SECURED BY DEED OF TRUST OF RECORD IN BOOK 7066, PAGE 841, RERECORDED IN BOOK 7111, PAGE 15, BOTH REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

The grantees further hereby assume the obligations of Philip H. Koonce III and wife, Elizabeth W. Koonce, grantors, under the terms of the instruments creating the loan to indemnity the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Subject to the following conditions and restrictions:

1. 1988 County taxes have been paid.
2. Matters in Plat Book 2133, page 76, RODC, TN, which may affect property.
3. Easement to Metropolitan Gvt. of Nashville and Davidson County.

unimproved ( )
This is improved (X) property, known as 754 Brookhollow Road, Nashville, TN 37205
(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 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 our hand s this 27th day of December, 19 88

Philip H. Koonce III
PHILIP H. KOONCE III

Elizabeth W. Koonce
ELIZABETH W. KOONCE

STATE OF TENNESSEE
County of Williamson

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Personally appeared before me, the undersigned
Philip H. Koonce III and wife, Elizabeth W. Koonce

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 19 88

Commission expires 5/22/89

Margaret Ann Smith
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ 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, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

97942

IDENTIFICATION REFERENCE

Dec 30 12 58 PM '88

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

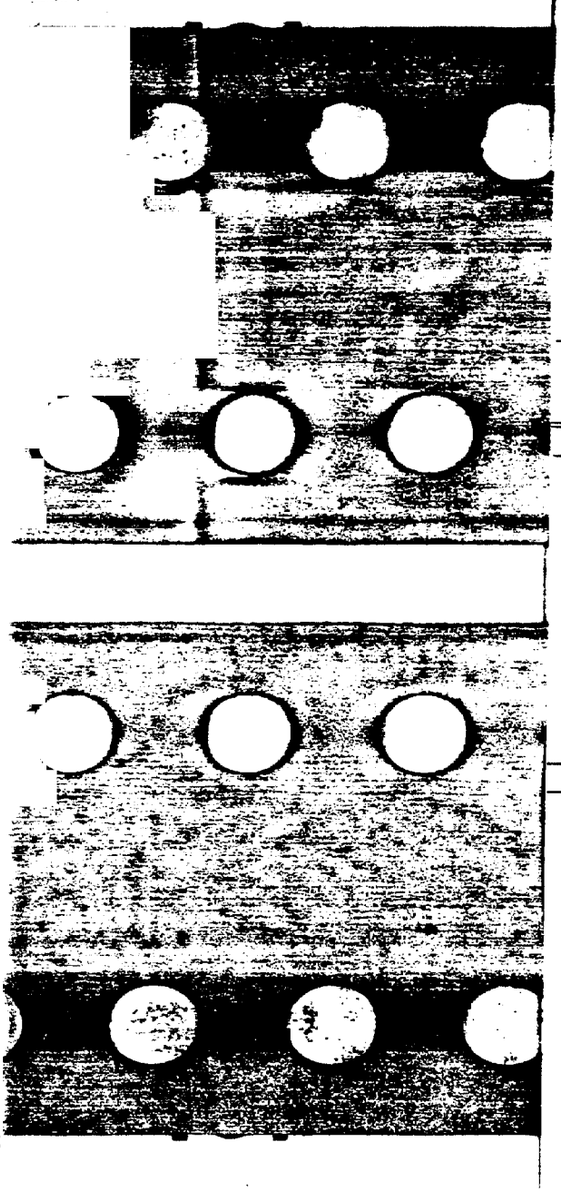
WARRANTY DEED

FROM

TO

2744 12/30 0101 03CHECK 402.50

Prepared by:



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 120000.00
CON TX 396.00
PRFEE 0.50
MDEED 6.00
TOTAL 402.50
CHECK 402.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/88 01 12:51 0001 2744

9 7 9 4 2

IDENTIFICATION REFERENCE

Dec 30 12 50 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 168860