This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

BOOK 7988 PAGE 52

ADDRESS NEW OWNER:
LORI D. MILLIKEN, a single person
220 Thistle Lane
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Independence One Mortgage Corporation
P.O. Box 5076
Southfield, Michigan 48086-5076

MAP AND PARCEL:
Map 86-14A
Parcel 220
FB # 4D-91693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and the assumption by Grantee of the existing first mortgage indebtedness, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DEBBIE L. KNAACK**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LORI D. MILLIKEN**, a single person, hereinafter called the Grantee, her 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, Tennessee, being Unit No. 220 on the Plan of Hermitage Meadows, Stage Three, of record in Book 6250, page 300, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.
>
> Being the same property conveyed to Debbie L. Knaack, unmarrried by deed from Thomas W. Grumke and wife, Jane Barry Grumke as of record in Book 6881, page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Thistle Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6034, page 365, Register's Office for

83491

IDENTIF. REFERENCE

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Davidson County, Tennessee; and further subject to the Articles of Incorporation of Hermitage Meadows Homeowners' Association of record in Book 6034, page 377, said Register's Office; the By-Laws of Hermitage Homeowners' Association of record in Book 6034, page 383, said Register's Office; a Dedication of Common Areas, Stage Three, of record in Book 6668, page 54, said Register's Office; and an easement for sanitary sewers and water lines as of record in Book 6164, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 6250, page 300, said Register's Office.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this Deed, Grantee herein assumes and promises to pay as due, and agrees to indemnify and hold Grantor harmless from any liability on, the existing first mortgage indebtedness, which indebtedness is evidenced by an instrument of record in Book 6881, page 522, Register's Office for Davidson County, Tennessee. The escrow account is transferred to Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LORI D. MILLIKEN, a single person, her heirs and assigns, forever; and I, DEBBIE L. KNAACK, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of November, 1989.

Debbie L. Knaack

DEBBIE L. KNAACK, unmarried

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DEBBIE L. KNAACK**, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of November, 1989.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $55,986.89.

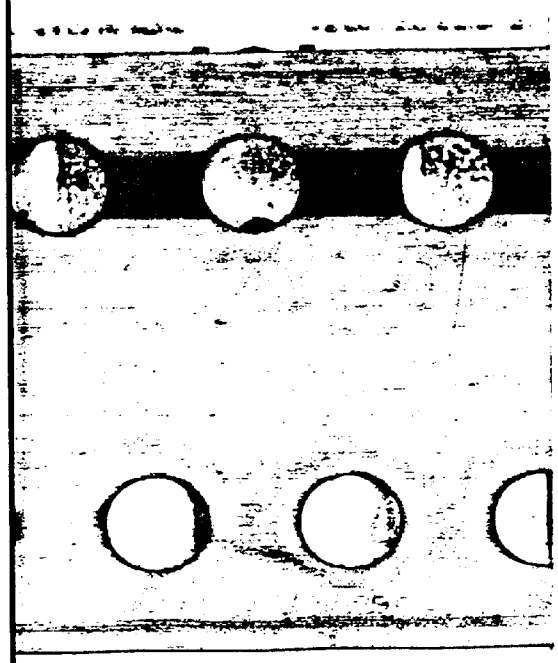
Lori D. Milliken
AFFIANT

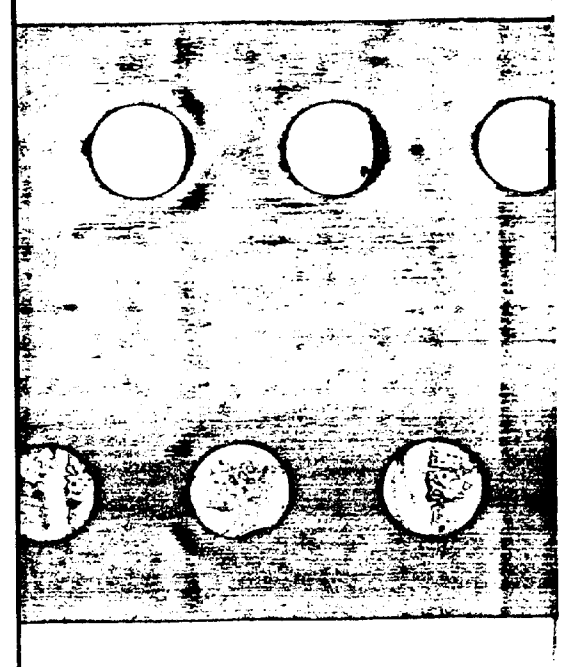
Subscribed and sworn to before me
this 18th day of November, 1989.

Patricia M. Irwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

6091 11/20 0101 03CHECK 194.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 55

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 55986.89
CON TX 184.80
PRFEE 1.00
WDEED 9.00
TOTAL 194.80
CHECK 194.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 14:53 0001 6091

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IDENTIF. TREFERENCE

Nov 20 2 55 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268900