THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261159
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oscar Leonard Pierce (NAME)	Independence One Mortgage (NAME)	MAP 62-2A
2721 Riverbend Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 5076 (STREET ADDRESS)	PARCEL 14
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Southfield, MI 48086-5076 (CITY) (STATE) (ZIP)	

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FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ---------- $10.00 ---------- Dollars,

Cash in hand paid by Oscar Leonard Pierce and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Oscar Leonard Pierce have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $80,400.00 secured by deed of trust of record in Book 7155, page 786, and assigned in Book 7451, page 796, Register's Office, Davidson County, Tennessee.

Quanah T. Tubb and wife, Bobbie J. Tubb have this day bargained and sold, and do hereby transfer and convey unto the said Oscar Leonard Pierce the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74A on the Plan of River Trace Estates, Phase I, Section I, as of record in Plat Book 6250, pages 996 and 997, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Quanah T. Tubb and wife, Bobbie J. Tubb by deed from J. Randall Dennis and wife, Brenda S. Dennis, of record in Book 7729, page 538, Register's Office of Davidson County, Tennessee.

FEB 6 9 12 AM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 01975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,799.60

Subscribed and sworn to before me this the 1st day of February 1990

My commission expires: 1-23-93 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 2721 Riverbend Drive, Nashville, TN 37214 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1st day of February, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Quanah T. Tubb

Bobbie J. Tubb

STATE OF Texas
COUNTY OF El Paso

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Quanah T. Tubb and Bobbie J. Tubb

the within named 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 El Paso County, Texas
this 1st *day of* February, *19* 90.

CYNTHIA LOFTIN
Notary Public
In and for the State of Texas
My Commission Expires
May 21, 1992

Cynthia Loftin *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

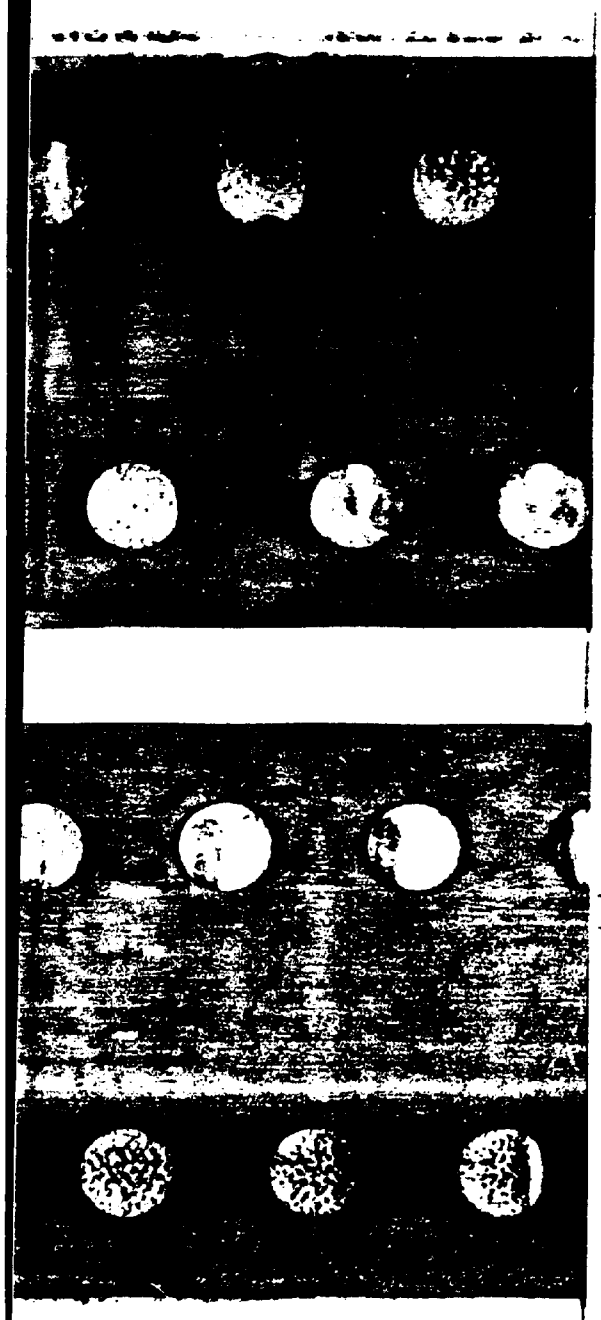
0-90 01/06 1101 03CHECK 276-94

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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	81799.60
			CON TX	269.94
			PRFEE	1.00
			WDEED	6.00
			TOTAL	276.94
			CHECK	276.94
02/06/90	01	09:12 0001		0695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01975

IDENTIF. REFERENCE

FEB 6 9 12 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 290719