FILE NO. 25852 FILE BOX "7"

BOOK 8044 PAGE 763

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,726.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 1990

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER D. MARTIN, II (NAME)	INDEPENDENCE ONE MORTGAGE CORPORATION (NAME)	104-6-95
3410 Marlborough Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 5076 (STREET ADDRESS)	26W 07675
Nashville, TN. 37212 (CITY) (STATE) (P.O. ZIP)	Southfield, Michigan 48086-5076 (CITY) (STATE) (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, THOMAS B. ALLEN, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER D. MARTIN, II and SUZANNE A. FOURNIER,

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, Tennessee, being the southerly part of Lots Nos. 84 and 85 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County.

BEGINNING on the northwesterly margin of Marlborough Avenue, 147 feet southwest of the southerly margin of Acklen Avenue; thence northwestwardly 103.5 feet to the line between Lots Nos. 83 and 84; thence with the line between said two lots, southwardly 110 feet to the northwardly margin of an alley; thence with said alley; westwardly 75.5 feet to the northwestwardly margin of Marlborough Avenue; thence with same northeastwardly 88 feet to the beginning.

BEING the same property conveyed to Thomas B. Allen, Jr., by deed from Miriam Phillips, of record in Book 6989, page 929, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SEARS MORTGAGE COMPANY, of record in Book 6989, page 932, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH INDEPENDENCE ONE MORTGAGE CORPORATION.

unimproved ( )
This is improved (XX) property, known as 3410 Marlborough Avenue, Nashville, Tennessee 37212
(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 my hand this 9th day of February, 1990

THOMAS B. ALLEN, JR.

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THOMAS B. ALLEN, JR.,

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1990.

Commission Expires 9/11/90

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

03553

WARRANTY DEED

FROM

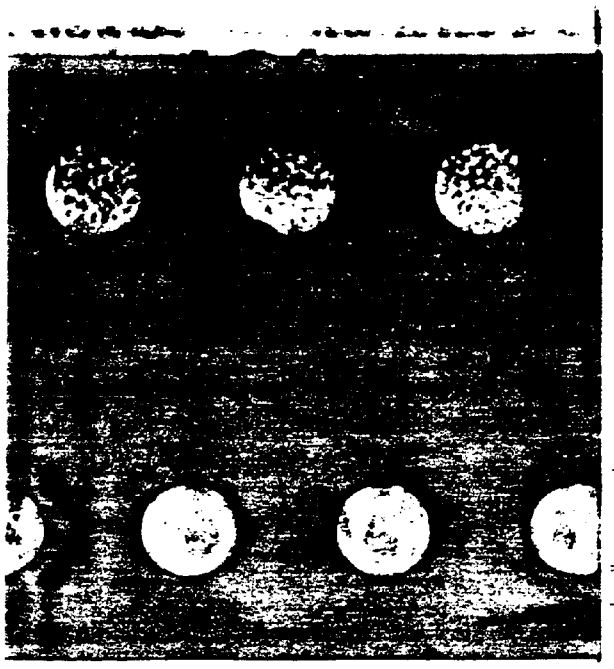
IDENTIF. TREFERENCE

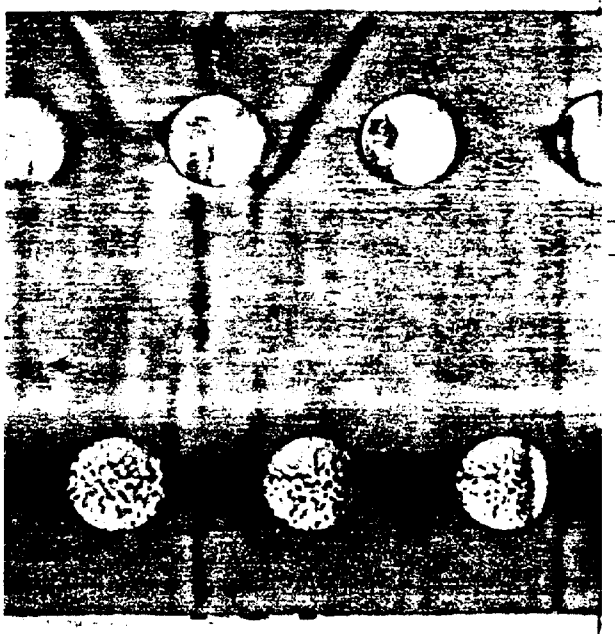
TO

FEB 13 12 23 PM '90

DAVIDSON COUNTY, TENN.

2506 02/13 0101 03CHECK 319.51





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	94726.57
CON TX	312.51
PRFEE	1.00
WDEED	6.00
TOTAL	319.51
CHECK	319.51

02/13/90 01 12:21 0001 2506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03553

IDENTIF. REFERENCE

FEB 13 12 23 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY

No. 292511