PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref. (PB) (Title No: 30109)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 66310.23

Affiant

Sworn and subscribed before me this 27th day of April, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Chip Staley and Lori A. Coode
509 Northcrest Drive
Nashville, Tennessee 37211

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

MAP-PARCEL NUMBERS
147-11-101
06DU 16724

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles P. Broach and spouse, Lynn M. Broach,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chip Staley and Lori A. Coode,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 454 on the plan of Whispering Hills Section II-C of record in Book 2663, Pages 66 and 67, Register's Office for said County.

SAID Lot No. 454 fronts 80.0 feet on the southwesterly margin of Northcrest Drive and extends back 261.0 feet on the northwesterly line and 295.7 feet on the southeasterly line to a dead line in the rear, measuring 115.0 feet thereon.

BEING the same property conveyed to Charles P. Broach and wife, Lynn M. Broach, by deed from Joseph D. Sides and Lorene Sides, tenants in common, of record in Book 7263, Page 154, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2797, Page 483, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 7263, Page 156, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

2.2 6 9 U IDENTIF. TRIFERENCE APR 30 2 01 PM '90

5813 04/30 0101 075-2279 225.75

This is improved property, known as: 509 Northcrest Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 1990.

Charles P. Broach
Charles P. Broach

Lynn M. Broach
Lynn M. Broach

State of Tennessee
County of Davidson

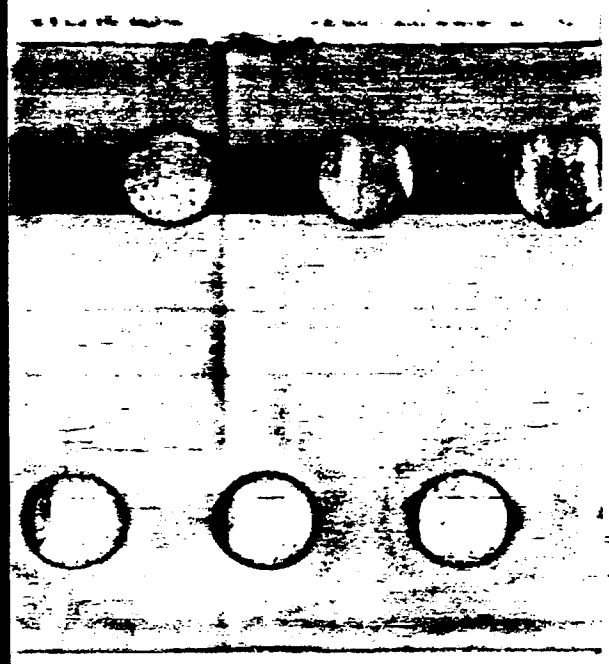
On this 27th day of April, 1990, before me the undersigned authority, personally appeared Charles P. Broach and Lynn M. Broach, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

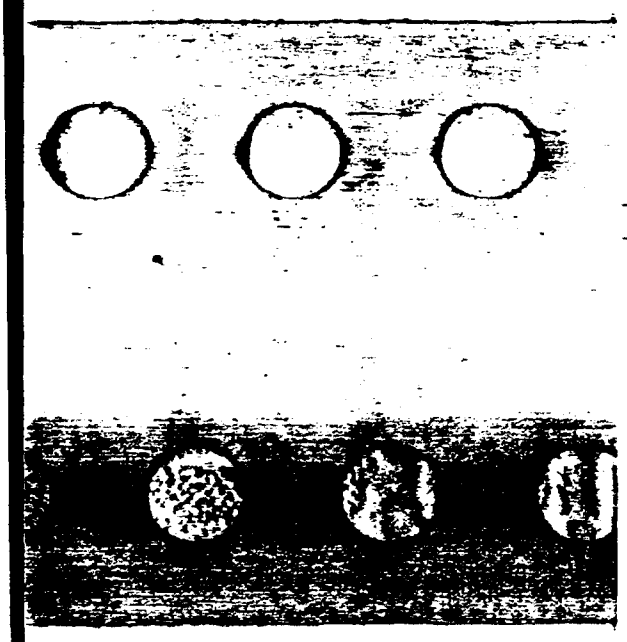
My Commission Expires: 9/26/92

Notary Public

WILKINS NOTARY PUBLIC STATE OF TENNESSEE

W & I 12/89





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 796

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	66310.23
CON TX	218.79
PRFEE	1.00
WDEED	6.00
TOTAL	225.79
CHECK	225.79

04/30/90 01 14:41 0001 5803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2269U

IDENTIF. REFERENCE

APR 30 2 41 PM '90

DAVIDSON COUNTY

No. 314856