FILE NO. 28105 FILE BOX "7"

BOOK 8139 PAGE 98

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,940.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE 19 90

Notary Public

MY COMMISSION EXPIRES: 12-27-92
(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
JAMES W. HANZ et ux	INDEPENDENCE ONE MORTGAGE CORPORATION	MAP 147-6
(NAME)	(NAME)	
307 Milner Court	P. O. Box 5076	PARCEL 107.01
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	Southfield, Michigan 48086-5076	
(CITY) (STATE) (P.O. ZIP)	(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, RALPH A. CORNELIUS, an unmarried person, and THOMAS E. CORNELIUS and wife, WANDA G. CORNELIUS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. HANZ and wife, CYNTHIA PENNOCK HANZ,

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 Lot No. 60 on the plan of Battery Crest, Section 1, as of record in Book 2900, Page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 fronts 88 feet on the southerly side of Milner Court and extends back 266.25 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear measuring 145.12 feet thereon.

BEING the same property conveyed to Ralph A. Cornelius and his wife, Wendi M. Cornelius and Thomas E. Cornelius and his wife, Wanda G. Cornelius by deed from Michael J. McMillen, Trustee with full power to mortgage, sell and otherwise convey without the joinder of any beneficiary, of record in Book 7154, Page 981, and by Quitclaim Deed to Ralph A. Cornelius from Wendi M. Cornelius of record in Book 8057, Page 911, 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 CORPORATION, of record in Book 7154, Page 984, 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.

This is (unimproved / improved [X]) property, known as 307 Milner Court, Nashville, Tennessee 37211
(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 25th day of June, 19 90.

RALPH A. CORNELIUS THOMAS E. CORNELIUS WANDA G. CORNELIUS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RALPH A. CORNELIUS, an unmarried person and THOMAS E. CORNELIUS and wife, WANDA G. CORNELIUS,

the 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 Nashville, Tennessee, this 25th day of June, 1990

James S. Davis
Notary Public

Commission Expires 11-21-92

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 _____

WARRANTY DEED

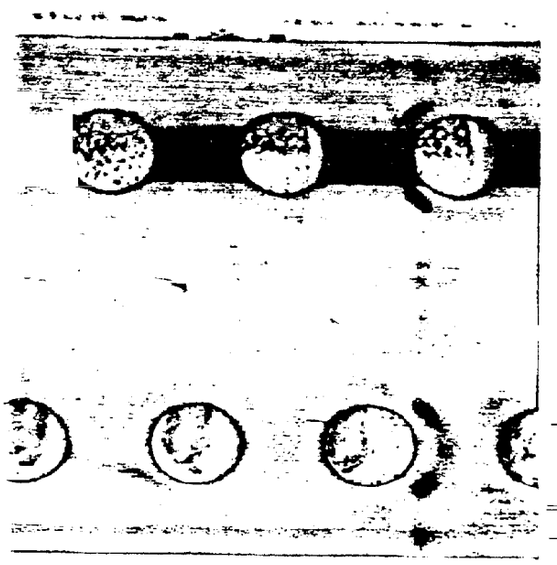
FROM

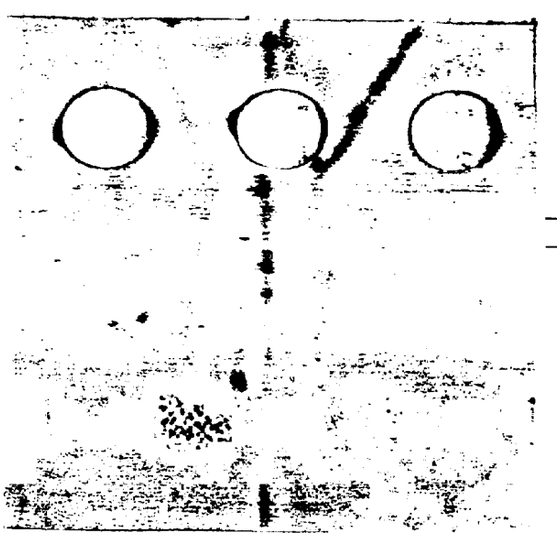
TO

36895

JUN 26 1 49 PM '90

4013 06/26 0101 03CHECK 234.37





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	68940.09
			CON TX	227.37
			PRFEE	1.00
			MDEED	6.00
			TOTAL	234.37
			CHECK	234.37
06/26/90	01		13:49 0001	4013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3689.95

IDENTIFICATION REFERENCE

JUN 26 1 49 PM '90

FELIX Z. WILSON, II REGISTER

No. 331622