THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

mwf

04740

IDENTIF. TREFERENCE

APR 27 8 58 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,600.00.

Charles N. Flachs
Affiant

Subscribed and sworn to before me this 23 day of April, 1992.

Notary Public

My Commission Expires: 12-2-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
CHARLES N. FLACHS and wife, ROSE MARIE FLACHS 4904 Idaho Avenue Nashville, Tennessee 37209	INDEPENDENCE ONE MORTGAGE CORPORATION P.O. Box 5076 Southfield, Michigan 48086-5076	MAP 103-03 PARCEL 127

3997 04/27 0101 03CHECK 331.12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND SIX HUNDRED AND 00/100 ($87,600.00) DOLLARS,

(a) of which FOURTEEN THOUSAND SEVEN HUNDRED EIGHTY EIGHT AND 98/100 ($14,788.98) DOLLARS has been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors herein hereby acknowledge, and

(b) of which SEVENTY TWO THOUSAND EIGHT HUNDRED ELEVEN AND 02/100 ($72,811.02) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in teh original principal amount of $76,250.00, payable to Sears Mortgage Corporation and secured by Deed of Trust of record in Book 7178, page 93, Register's Office for Davidson County, Tennessee.

We, **CARROLL M. HARMON and wife, TWILA W. HARMON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHARLES N. FLACHS and wife, ROSE MARIE FLACHS,** 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:

BEING Lot No. 805 of Block 37 on the Plan of Charalotte Park Company's first Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 805 fronts 50.0 feet on the northerly side of Idaho Avenue, formerly 5th Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Carroll M. Harmon and wife, Twila W. Harmon, by deed from Harold E. Foster and wife, Annie S. Foster, of record in Book 7178, page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as 4904 Idaho Avenue, Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of April, 1992.

Carroll M. Harmon
CARROLL M. HARMON

Twila W. Harmon
TWILA W. HARMON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARROLL M. HARMON and TWILA W. HARMON, the bargainors, 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 this 23rd day of April, 1992.

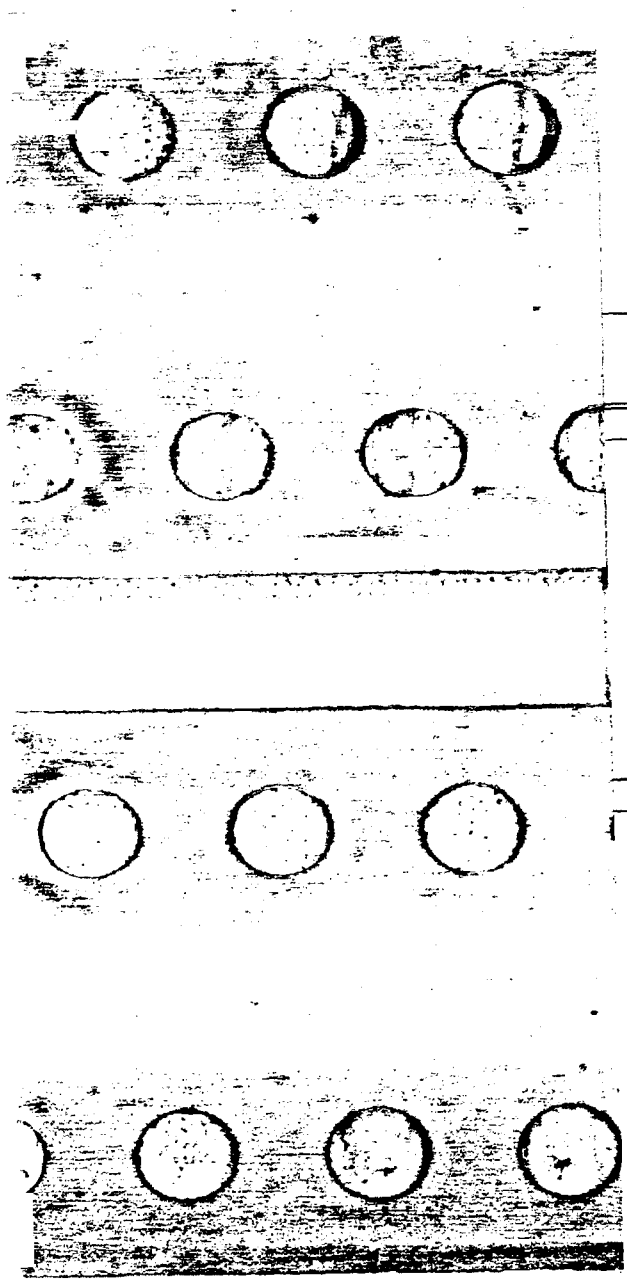
Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

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



RECEIVED OF _____

FOR _____

BOOK 8610 PAGE 152

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 87600.00
CON TX 324.12
PRFEE 1.00
WDEED 6.00
TOTAL 331.12
CHECK 331.12

04/27/92 01 08:59 0001 399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04740

IDENTIF. REFERENCE

APR 27 8 58 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524802