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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,495.51

Richard L Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES 11-7-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Taylor, Philbin, Pigue, Marchetti & Long, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Richard T. Mitzger	Independence One Mortgage Corp.	161-5-A-42C0
(NAME)	(NAME)	
5370 Edmondson Pike	P. O. Box 5076	6DU-81823
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Southfield, MI 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, Shane Hicks and wife, Dana Hicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Mitzger and Richard L. Daniels, both unmarried

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 Unit No. B-20, together with the appurtenant interest in the common elements of Ashlawn Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6607, Page 596, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

BEING the same property conveyed to Shane Hicks, unmarried by deed from Jeffrey E. Ratcliffe and wife, Dottie L. Ratcliffe of record in Book 7863, Page 737, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a deed of trust of record in Book 7187, Page 526, said Register's Office, payable according to the terms and conditions therein.

Dana Hicks, wife of the said Shane Hicks, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance 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.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved XX property, known as 5370 Edmondson Pike, Unit B-20, Nashville, TN 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

Witness our hands this 8th day of May, 19 92

Shane Hicks

Dana Hicks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane Hicks and wife, Dana Hicks

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Davidson County, Tennessee, this 8th day of May 19 92

Commission expires 11-4-92

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Shane Hicks

Dana Hicks

TO

Richard T. Mitzger

Richard L. Daniels

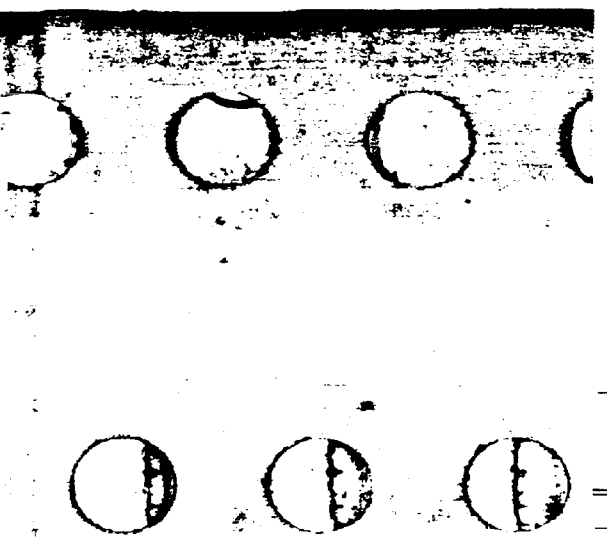
09362

IDENTIFICATION REFERENCE

MAY 11 12 33 PM '92

5698 05/11 0101 03CHECK 190.15

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

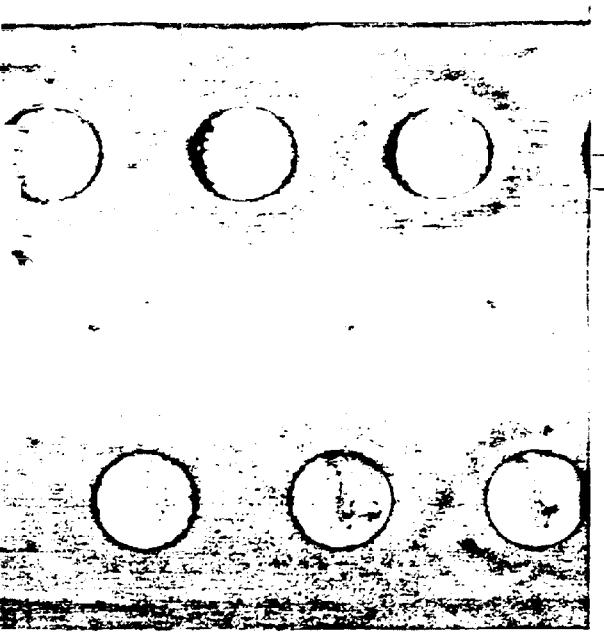
FOR _____

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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 49495.51



CON TX	183.15
PRFEE	1.00
WDEED	6.00
TOTAL	190.15
CHECK	190.15

05/11/92 01 12:33 0001 5698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09362

IDENTIFICATION REFERENCE

MAY 11 12 33 PM '92

FELIX Z. WILSON, II REGISTER

No. 529927