FILE NO. 30953 FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,435.94

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF FEBRUARY, 1993.

_____
Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

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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
MICHAEL DEAN SUMNER (NAME)	INDEPENDENCE ONE MORTGAGE CORPORATION (NAME)	86-13-4
3373 Lakeside Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 5076 (STREET ADDRESS)	4D 91935
Hermitage, TN. 37076 (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, RICHARDS A. SHAW, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL DEAN SUMNER, A Single Person

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. 52A on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 52 and 59, of record in Book 6900, page 269, amending Book 6200, page 461, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richards A. Shaw by Quitclaim Deed from Tracey L. Shaw of record in Book 8663, page 737, and the same property conveyed to Richards A. Shaw and wife, Tracey L. Shaw by deed from Lakeside Partners of record in Book 7431, page 880, 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 7431, page 883, 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.

4574 02/17 0101 03CHECK 287.98

unimproved ( )
This is improved (X) property, known as 3373 Lakeside Place, Hermitage, Tennessee 37076
(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 15th day of February, 1993

X Richards A. Shaw
RICHARDS A. SHAW

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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 RICHARDS A. SHAW, Unmarried

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 15th day of FEBRUARY, 1993.

Commission Expires 7/23/94

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 _____

WARRANTY DEED

FROM

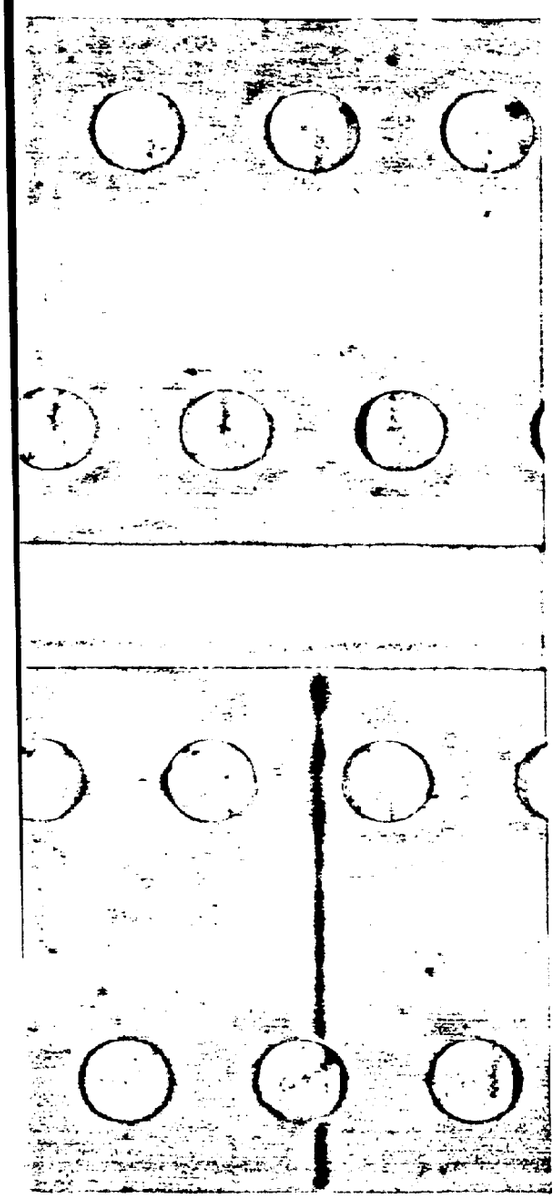
TO

IDENTIFICATION REFERENCE

93 1:8.2

FEB 17 2 56 PM '93

LUX Z. WILSON REGISTER
DAVIDSON COUNTY, TN



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 75435.94
CON TX 278.98
PRFEE 1.00
WDEED 8.00
TOTAL 287.98
CHECK 287.98

02/17/93 01 14:55 0001 4574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 1 8 2

IDENTIFICATION REFERENCE

FEB 17 2 56 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622209