FILE NO. 31472

FILE BOX "7"

FORM NO. WD-1

BOOK 9004 PAGE 271

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 634783.90

X Brenda Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF July, 19 93

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICKY W. LEE et ux (NAME)	INDEPENDENCE ONE MORTGAGE COMPANY (NAME)	162-10-144
564 Brookview Estates Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 79001 (STREET ADDRESS)	5DU 60472
Antioch, TN. 37013 (CITY) (STATE) (P.O. ZIP)	Southfield, Michigan 48279-3081 (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, DAVID M. CROTTS and wife, JULIA ANN CROTTS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKY W. LEE and BRENDA L. LEE,

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. 144 on the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, page 163, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to David M. Crotts and wife, Julia Ann Crotts by deed from Terry W. McClure and wife, Linda Gail McClure of record in Book 7629, page 27, 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 CITY FEDERAL SAVINGS BANK, c/o THE KISSELL COMPANY, of record in Book 7629, Page 30, 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 COMPANY.

( ) unimproved
(X) is improved property, known as 564 Brookview Estates Drive, Antioch, Tennessee 37013
(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 2nd day of July, 19 93

X David M. Crotts
DAVID M. CROTTS

X Julia Ann Crotts
JULIA ANN CROTTS

01-0 10/0 11 03CHEEK 245.06

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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 DAVID M. CROTTS and wife, JULIA ANN CROTTS

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 at Nashville, Tennessee, this 2nd day of July, 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

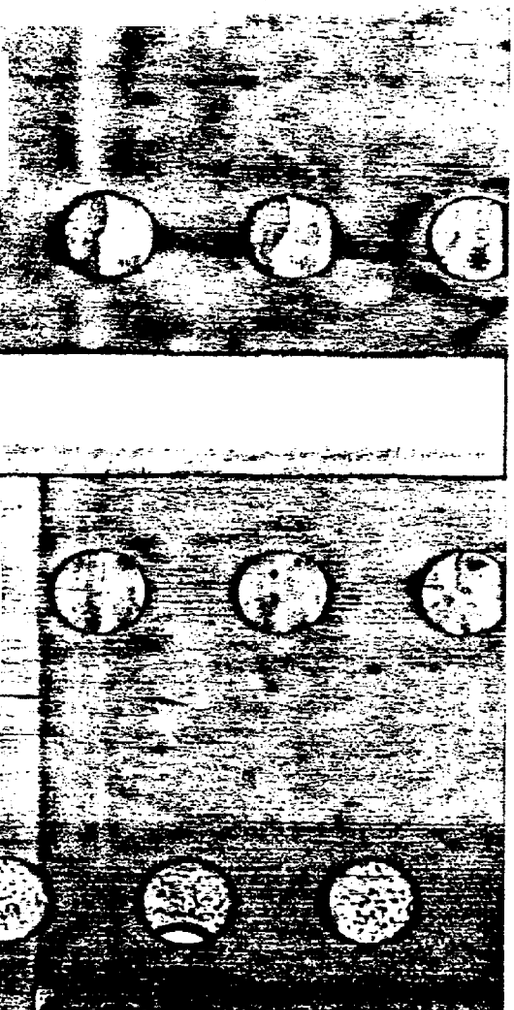
FROM

TO

93 JUL -6 AM 8:57

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDE ↑ REFERENCE



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

RECEIVED OF _____

FOR BOOK 9004 PAGE 273

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 63783.90
CON TX 236.06
PRFEE 1.00
WDEED 8.00
TOTAL 245.06
CHECK 245.06

07/06/93 01 08:57 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37619
IDENTIF. ↑ REFERENCE

93 JUL -6 AM 8:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670630