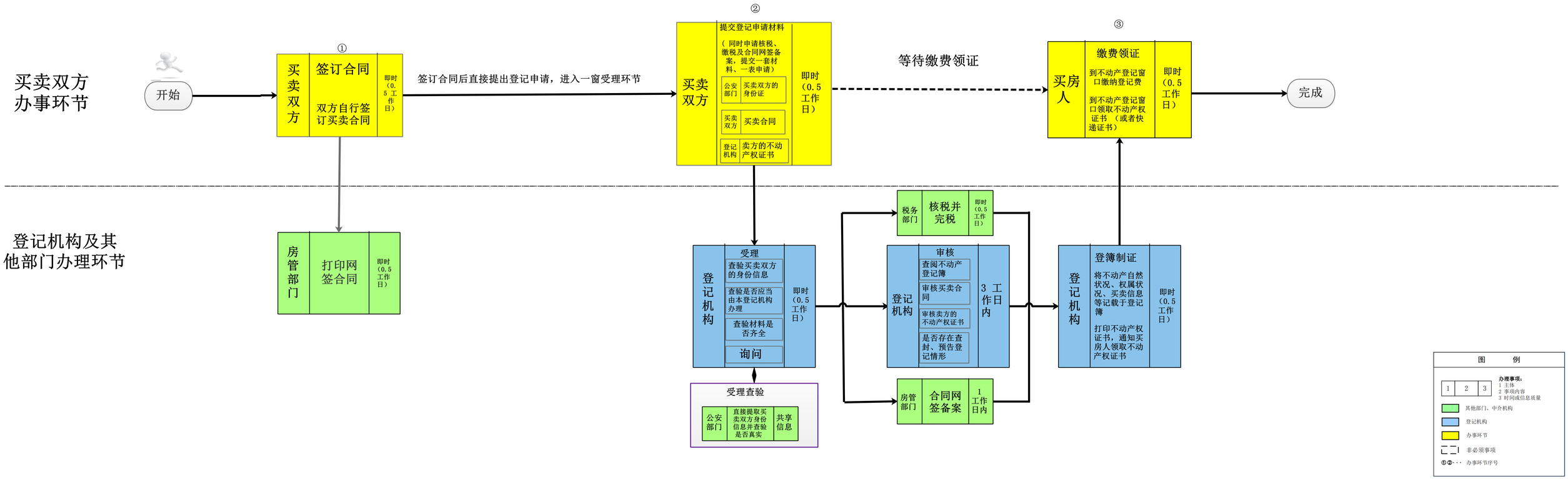个人全款自行成交买卖二手房办理登记流程图（转移登记）