WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this the _____ day of January, 1994, by and between MICHAEL C. DAVIS and wife, KAREN ANN DAVIS, Parties of the First Part, and JAMES KEITH MORRISSEY and wife, THERESA MORRISSEY, Parties of the Second Part:

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, which includes the assumption by JAMES KEITH MORRISSEY and wife, THERESA MORRISSEY, of that debt secured by a deed of trust of record in Book 1242, Page 140, Register's Office for Davidson County, Tennessee, we, the Parties of the First Part have this day granted, bargained, sold and do by these presents, grant, bargain, sell and convey unto the Parties of the Second Part, their successors, heirs and assigns, the following described real property being and lying in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 8 on the Plan of Maplewood Heights, as of record in Book 4885, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael C. Davis and wife, Karen Ann Davis, by deed from Brenda Owens Allen and husband, Mark L. Allen, of record in Book 7813, Page 870, Register's Office for said County.

INFORMATION FOR TENNESSEE RECORDING PURPOSES IS:
MAP NO. 61-10 PARCEL NO. 71

This is improved property known as 3841 Edwards Avenue, Nashville, Tennessee.

PREPARED BY
J. STEPHEN FANDUZZ
ATTORNEY AT LAW
OHNSON CITY, TENNESSEE

TO HAVE AND TO HOLD the premises herein granted together with the appurtenances, together with any buildings and all improvements thereon and all rights of the Parties of the First Part in and to said property, unto the Parties of the Second Part, their successors, heirs and assigns in fee simple forever.

The Parties of the First Part, their heirs and assigns, covenant and warrant with the Parties of the Second Part, their successors, heirs and assigns that they are the true and lawful owners of said property, that the same is free and clear of any encumbrances, except for any taxes that may be due and owing.

The Parties of the First Part, their successors, heirs, and assigns, further covenant and warrant that they are lawfully seized of a good, absolute and indefeasible state to said property and property rights and that they have a good right, a full power, and have lawful authority to convey the same by this Warranty Deed and the title thereto they will further warrant and defend against the lawful claims and demands of all persons whomsoever.

The Parties of the First Part, their successors, heirs and assigns, further warrant that the Parties of the Second Part, their successors, heirs, and assigns shall peacefully and quietly have, hold, use, occupy, possess and enjoy the said property and easements hereto described, and in addition, they will execute or procure any further necessary assurance of the title to said property.

IN TESTIMONY WHEREOF, witness the signature of the Parties of the First Part, on this the day and year first above written.

MICHAEL C. DAVIS

KAREN ANN DAVIS

J. STEPHEN FARRIS NOTARY PUBLIC LAWRENCE TENNESSEE

STATE OF TENNESSEE ; BOOK 9232 PAGE 611

COUNTY OF WASHINGTON:

Personally appeared before me, a Notary Public in and for the state and county aforesaid, MICHAEL C. DAVIS and wife, KAREN ANN DAVIS, 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, and as their free act and deed.

Witnessed my hand at office in the state and county aforesaid, this the 27 day of JANUARY, 1994.

NOTARY PUBLIC

J. STEPHEN FARRIS NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires:

4-23-95

Name and Address of Property owners:

JAMES KEITH MORRISSEY
3841 EDWARDS AVE
NASHVILLE, TN 37216

Person(s) or entity responsible for the payment of the real property tax.

ITT RESIDENTIAL CAPITAL CORP
P.O. BOX 85263
SAN DIEGO, CA 92186-5263

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9232 PAGE 612

STATE OF Tennessee ;

COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, is $49,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James Keith Morris

Sworn to and subscribed before me this the 28th day of January, 1994.

L. Chandler, Dep. Reg

~~NOTARY PUBLIC~~

~~My Commission Expires~~:

4476 01/28 0101 03CHECK 201.26

~~MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING PURPOSE IS~~
$

THE DRAFTER OF THIS DOCUMENT IS NOT CERTIFYING TITLE TO THIS PROPERTY AND OFFERS NO OPINION IN REGARD TO THE TITLE AND FURTHER HAS DRAFTED THIS DOCUMENT FROM THE DESCRIPTION SUPPLIED BY THE GRANTEE.

11990

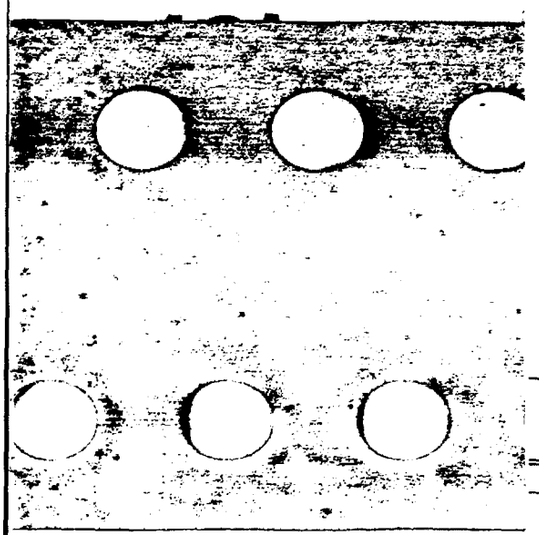
IDENTIF. & REFERENCE

94 JAN 28 AM 10:39

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

C:\WP60\DEEDS\DAVIS.JSF



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

RECEIVED OF _____

FOR _____

BOOK 9232 PAGE 613

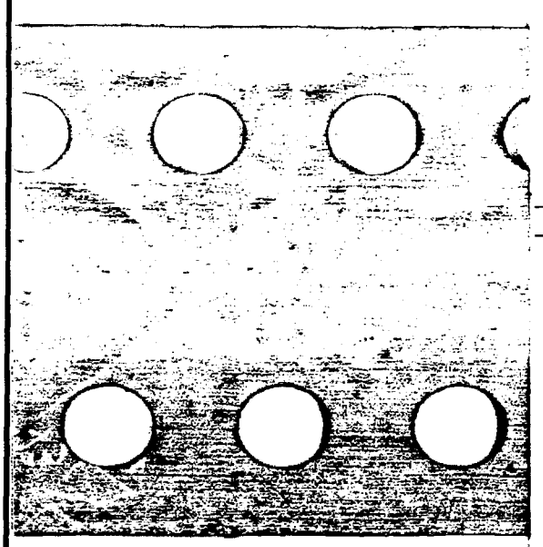
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	49800.00
CON TX	184.26
PRFEE	1.00
WDEED	16.00
TOTAL	201.26
CHECK	201.26

01/28/94 01 10:40 0001 4476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11990
IDENTIF. & REFERENCE

94 JAN 28 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.750402