[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.]
[James P. Sanders	ITT Residential Capital Corporation	MAP and PARCEL
[211 Ellington Place	Attn: Tax Dept.	51-10-B-76
[Madison, TN 37115	P.O. Box 85247	
	San Diego, CA 92186-5247	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeffrey Leonard Jarrett, married, and Jerry W. Jarrett, married, by and through my lawful attorney-in-fact, Jeffrey Leonard Jarrett**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James P. Sanders, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

5666 04/19 0101 03CHECK 265.35

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 211 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeffrey Leonard Jarrett, unmarried, and Jerry W. Jarrett, married, by deed from Brandon Properties, Inc. of record in Book 7221, Page 96, Register's Office, Davidson County, Tennessee.

This is property with a common address of 211 Ellington Place, Madison, TN 37115.

I, Jerry W. Jarrett, hereby warrant that I have never lived in the property herein conveyed as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 829, said Register's office and all matters therein; 3) Master Deed of record in Book 6984, Page 84, said Register's office; 4) Any and all easements, restrictions, etc. of record applying to the within described property; 5) Deed of Trust executed by Grantors to Stephen R. Josleyn, Trustee, of record in Book 7221, Page 99, dated April 27, 1987, and secured to City Federal Savings Bank in the principal amount of $71,050.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

40568
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $69,283.99]
[ ]
[Affiant]
[Subscribed and sworn before me this 18th day of April, 1994.]
[ ]
[My Commission Expires: 7/23/94 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Jill Gregory Jarrett**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the wife of the said Jeffrey Leonard Jarrett.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **April, 1994**.

Jeffrey Leonard Jarrett

Jill Gregory Jarrett

Jerry W. Jarrett

BY: Jeffrey Leonard Jarrett
Jeffrey Leonard Jarrett
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jill Gregory Jarrett**, with whom I am personally acquainted, or who 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 **18th** day of **April, 1994**.

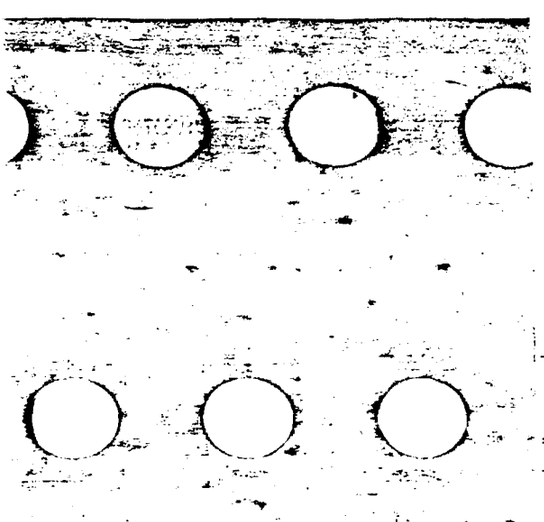
Notary Public
My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jeffrey Leonard Jarrett**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Jerry W. Jarrett** and is authorized by the said Jerry W. Jarrett to execute this instrument on his behalf by virture of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this **18th** day of **April, 1994**.

Notary Public
My Commission Expires: 7/23/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

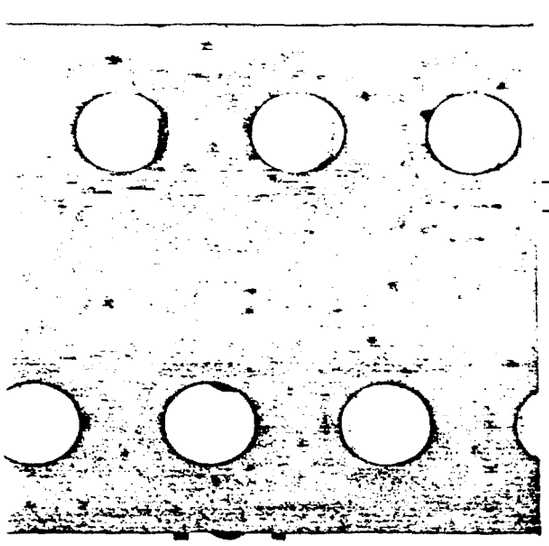
RECEIVED OF _____

FOR _____

BOOK 9316 PAGE 384

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 69283.99
CON TX 256.35
PRFEE 1.00
WDEED 8.00
TOTAL 265.35
CHECK 265.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/94 01 10:09 0001 5666

40568
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 780843