BOOK 9474 PG 122

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,433.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 94

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ream	ITT Residential Capital Servicing Corporation	MAP 108-16
(NAME)	(NAME)	
832 Woodcraft Drive	P.O. Box 85101	PARCEL 369
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Diego, CA 92186-5101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marshall B. Capps and wife, Melanie J. Sleigh Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Ream and wife, Sally Ream

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. 176B, Zone Lot Division, Lots Nos. 172 thru 180, Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 993, amending Plat Book 6250, Page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Marshall B. Capps and wife, Melanie Jane Sleight Capps by deed from Robert E. LaBrec and wife, Ithaca S. LaBrec, of record in Book 8713, Page 171, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865, Book 6020, Page 270 and in Plat Book 6250, Page 993, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Marshall B. Capps and wife, Melanie Jane Sleigh Capps and Robert E. LaBrec, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated February 5, 1987, and filed for record in Book 7134, Page 81, Register's Office for said County, with an unpaid principal amount of approximately $ 64,433.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 832 Woodcraft Drive, Nashville, TN 37214
(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 23rd day of September 19 94

Marshall B. Capps

Melanie J. Sleigh Capps

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall B. Capps and wife, Melanie J. Sleigh Capps

the bargainor s, 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 23rd day of September 19 94.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

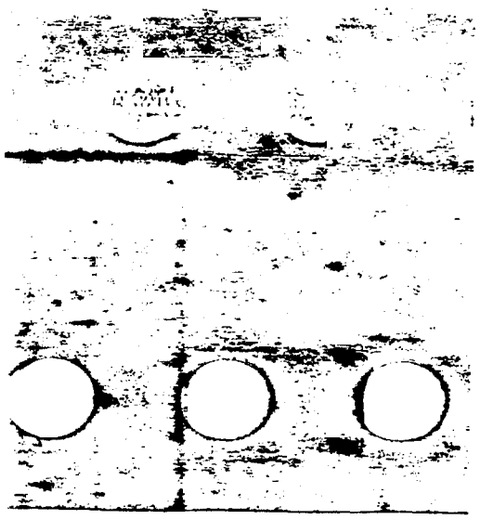
PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

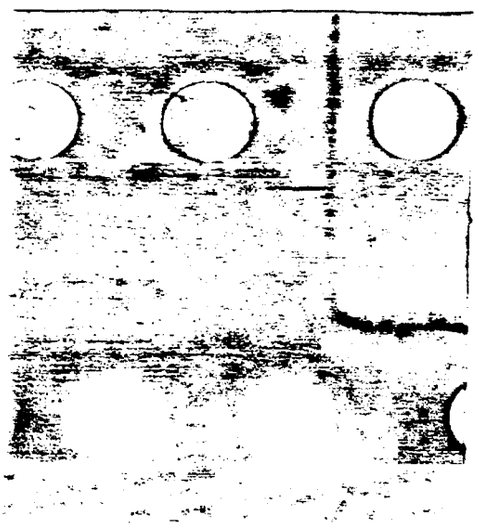
93798

IDENTIF. # REFERENCE

94 SEP 26 AM 8:44
REGISTER
DAVIDSON COUNTY, TN.

1592 09/26 0101 03CHECK
247.28





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

RECEIVED OF _____

FOR _____

BOOK 9474 PG 124

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 64433.00
				CON TX 238.28
				PRFEE 1.00
				WDEED 8.00
				TOTAL 247.28
				CHECK 247.28
09/26/94	01			08:42 0001 1592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93798
IDENTIF. # REFERENCE

94 SEP 26 AM 8:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837873