Box 30

BOOK 9495 PG 704

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 76,445.61

Subscribed and sworn to before me, this the 14 day of October 1994

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Affiant Linda Corley

My commission expires: (Affix Seal) My Commission Expires March 22, 1997

Notary Public Darris Billingsley

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18507
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Maryellen Bloxham	ITT RESIDENTIAL CAPITOL
3900 Bonnafield Court	P.O. BOX 85101
STREET ADDRESS	STREET ADDRESS
Hermitage, TN 37076	SAN DIEGO, CA 92186
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 75-9 22	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Mike Manners and wife, Jill McGinnis Manners

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Maryellen Bloxham, Unmarried and Maryellen Castimore, Unmarried
as Joint Tenants with the Right of Survivorship
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 127 on the Plan of Hermitage Hills, of record in Plat Book 2900 at page 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Mike Manners and wife, Jill McGinnis Manners by Quitclaim Deed of record in Book 6886 page 825, Register's office for said County.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of ITT RESIDENTIAL CAPITOL, which the Grantee(s) hereby agree to assume and pay.

FELIX E. DUNCAN JR. REGISTER
DAVIDSON COUNTY, TN.
94 OCT 18 AM 10:02
IDENTIF. & REFERENCE
00800

THIS IS IMPROVED PROPERTY KNOWN AS 3900 Bonnafield Court, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 14 day of October , 1994

Mike Manners

Jill McGinnis Manners

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 14 day of October , 1994 , before me personally appeared Mike Manners & Jill McGinnis Manners to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 22, 1997

Darris Billingsley
Notary Public

State of Tennessee
County of

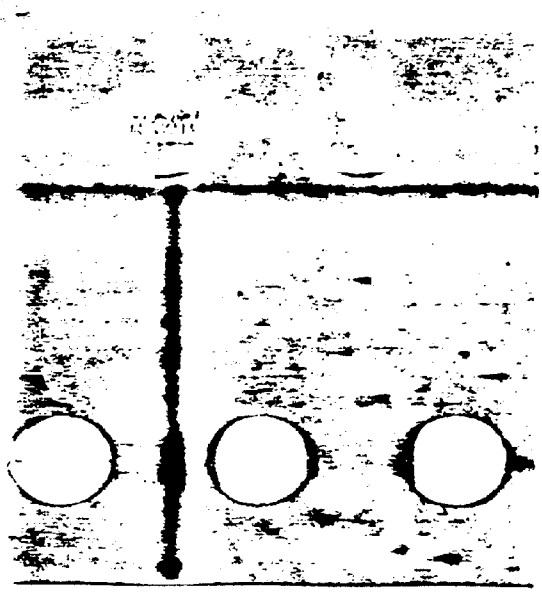
On this 14 day of October , 1994 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

9129 10/18 0101 03CHECK 291.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

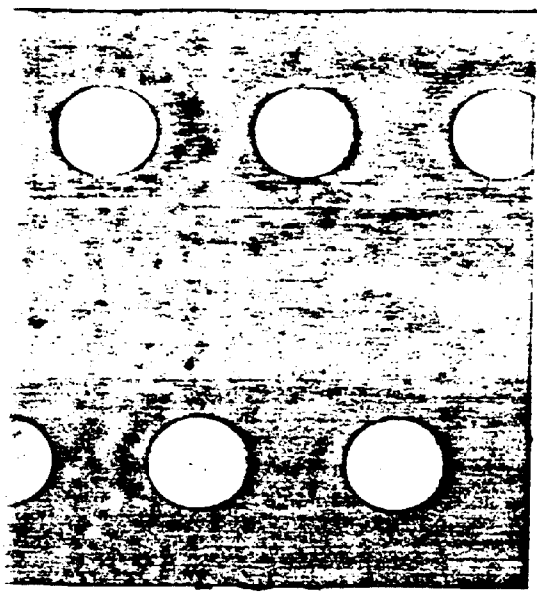
RECEIVED OF _____

FOR _____

BOOK 9495 PG 706

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	76445.61
CON TX	282.85
PRFEE	1.00
WDEED	8.00
TOTAL	291.85
CHECK	291.85

10/18/94 01 10:01 0001 9129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00800
IDENTIF. ⇒ REFERENCE

94 OCT 18 AM 10:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845319