This Instrument Prepared By:
CLEMENT, GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 9617 PG 451

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Rick Young	ITT Residential Capital	Map 052-01-0-A
103 Coventry Woods Dr.	Servicing Corporation	Parcel 103-00-CO
Madison, TN 37115	P. O. Box 85101	
	San Diego, CA 92123-5101	

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust made by Ralph E. Shelby and wife, Leanne F. Shelby, to City Federal Savings Bank, which mortgage is recorded in Book 7350, page 920, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned to ITT Residential Capital Servicing Corporation, and assumed by the herein named Grantor, I, NANCY L. QUARCELINO, UNMARRIED, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto RICK YOUNG, hereinafter "GRANTEE", his heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 103 on the Plan of Coventry Woods, Phase One, of record in Book 6966, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nancy L. Quarcelino, unmarried, by deed from Ralph E. Shelby and wife, Leanne F. Shelby of record in Book 7790, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 103 Coventry Woods Drive, Madison, Tennessee 37115.

This conveyance is made subject to the following:

1. Taxes for the current year which have been assumed by GRANTEE;

2. Deed of Trust executed by Ralph E. Shelby and wife, Leanne F. Shelby, to Stephen R. Josleyn, Trustee, dated September 1, 1987, and recorded in Book 7350, page 920, said Register's Office, in favor of City Federal Savings Bank, which states that it secures a debt in the principal sum of $59,685.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein;

3. All matters shown on the Plan of record in Book 6250, page 567, said Register's Office;

4. Declaration of Covenants, Conditions and Restrictions for Coventry Woods, Phase One, of record in Book 6966, page 333, said Register's Office.

5. Amendment to Charter of Coventry Woods Homeowner's Association of record in Book 7846, page 584, said Register's Office.

By his signature below, GRANTEE hereby agrees to assume the payment of the indebtedness herein described, to make all payments due thereunder in a timely manner, and to abide by the terms of said deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the date set forth below.

GRANTOR:

Nancy L. Quarcelino

GRANTEE:

Rick Young

9947 03/13 0101 03CHECK 218.64

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy L. Quarcelino, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of February, 1995.

Judy K. Rose
Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of February, 1995.

Judy K. Rose
Notary Public

My Commission Expires: 11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,658.54.

Affiant

Subscribed and sworn to before me this 16th day of February, 1995.

Elaine Phelps
Notary Public

My Commission Expires: 3/22/97

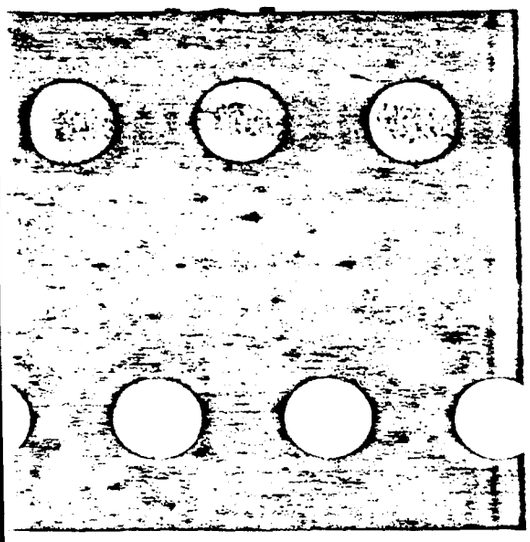
95 MAR 13 PM 3:08
REGISTER
DAVIDSON COUNTY, TN.

41656
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

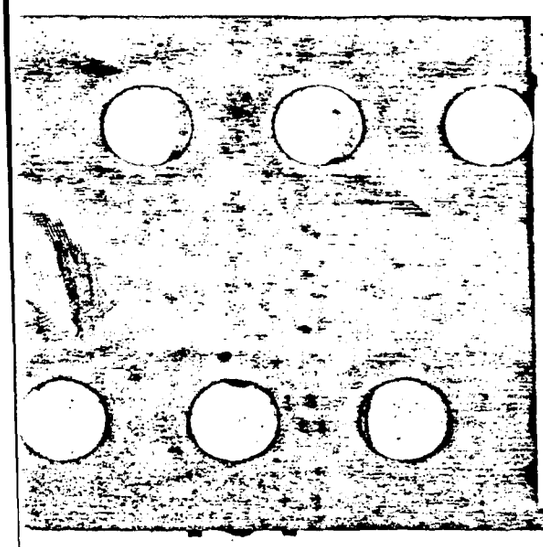
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56658.54
CON TX 209.64
PRFEE 1.00
WDEED 8.00
TOTAL 218.64
CHECK 218.64

03/13/95 01 15:09 0001 9947



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41656
IDENTIF. & REFERENCE

95 MAR 13 PM 3:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 889551