This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court Suite C-5
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Montosh Banerjee, et ux.	ITT Residential Capital Servicing Corp.	87-13-51
1203 Haber Drive	P. O. Box 85101	Field Book No.
Brentwood, TN 37027	San Diego, CA 92123-4303	4D 12788

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Montosh Banerjee
Affiant

Sworn to and subscribed before me
this 31st day of March, 1995.

William S. Carman
Notary Public

My Commission Expires: 1-20-98

48128

ASSUMPTION DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY SEVEN THOUSAND AND NO/100 DOLLARS ($57,000.00), NINETEEN THOUSAND ONE HUNDRED SIXTY AND 74/100 DOLLARS ($19,160.74) of which is cash in hand paid by the hereby acknowledged, and the remaining THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTY NINE AND 26/100 DOLLARS ($37,839.26) of which is the assumption by said **GRANTEES** of the payment of the balance due on a certain promissory note as secured by deed of trust hereinafter described, **WILLIAM B. PRICE, III,** herein called the **GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto **MONTOSH BANERJEE AND WIFE, KUMA BANERJEE,** herein called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 191 on the plan of Section Two, Valley Grove, of record in Book 5200, page 489, Register's Office for said County.

Said Lot No. 191 fronts 73.75 feet on the Easterly margin of Brooke Valley Drive and extends back 120.00 feet on the Northeasterly line and 120.00 feet on the Southerly line to a dead line in the rear, measuring 65.16 feet thereon.

Being the same property conveyed to William B. Price III by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 7146, page 33, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County taxes for the year 1995 are a lien but not yet due and payable. Map and Parcel 87-13-51; Field Book No. 4D 12788

2. Deed of Trust executed by William B. Price, III to Stephen R. Josleyn, Trustee, of record in Book 7146, page 36, Register's Office for Davidson County, Tennessee to secure CityFed Mortgage Company an indebtedness in the original principal sum of $41,260.00, dated February 20, 1987, payable according to the terms and conditions recited therein. By Assignment of record in Book 7146, page 42, Register's Office for said County, the above mentioned deed of trust was assigned to City Federal Savings Bank.

3. All matters appearing on the Plan of Section Two, Valley Grove, of record in Book 5200, page 489, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 6011, page 300 and Book 6096, page 283, Register's Office for Davidson County, Tennessee.
Map 96, Group 16, Parcel 152.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEES**, their heirs and assigns, forever; and **GRANTOR** does covenant with said **GRANTEES** that **GRANTOR** is lawfully seized and possessed of that land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and **GRANTOR** does further covenant himself, his heirs and representatives, to warrant and forever defend the title to said land to said **GRANTEES,** their heirs and assigns, against the lawful claims of all persons whomsoever.

By **GRANTEES** signature below, **GRANTEES** hereby agree to assume the payment of the promissory note secured by Deed of Trust herein described, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

This improved property is known as 4532-34 Brooke Valley Drive, Hermitage, Tennessee 37076.

WITNESS our hands this 31st day of March, 1995.

GRANTOR:

WILLIAM B. PRICE, III

GRANTEES:

MONTOSH BANERJEE

RUMA BANERJEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, William B. Price, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, Tennessee, this 31st day of March, 1995.

Notary Public

My Commission Expires:

1-20-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Montosh Banerjee and wife, Ruma Banerjee, 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.

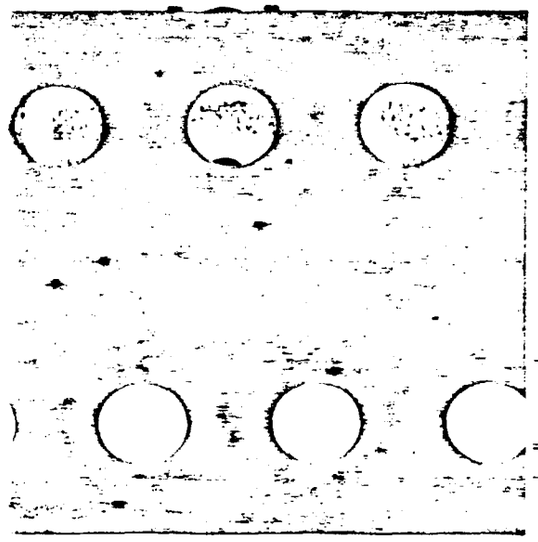
Witness my hand and official seal, at Franklin, Tennessee, this 31st day of March, 1995.

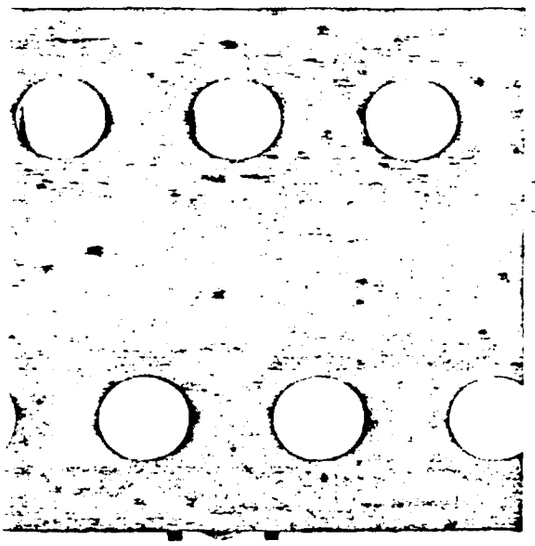
Notary Public

My Commission Expires:

1-20-98

95 24 01 0102 03C RECK 223.00





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9635 PG 819

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	57000.00
CON TX	210.90
PRFEE	1.00
MFEED	12.00
TOTAL	223.90
CHECK	223.90

04/04/95 01 08:45 0001 7118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48128

IDENTIFICATION REFERENCE

95 APR -4 PM 8:45

DAVIDSON COUNTY TN

No. 896645