BOOK 9706PG165

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Katherine L. Colson
2012 Beech
Nashville, TN 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
ITT Residential Capital Corporation
P. O. Box 85101
San Diego, CA 92186-5101

MAP AND PARCEL:
MAP 108-16
PARCEL 118
3D-77623

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kimberly K. Clements, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Katherine L. Colson, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 48, on the Plan of Final Plat Section 2 & 4, Revision of Lots 39 of Section 2 and Lots 45, 46, 47, 48 of Section 4, Lakeview Hills Subdivision, of record in Plat Book 6200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kimberly K. Clements, by Quitclaim Deed from David Scott Clements of record in Book 8071, Page 716, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by ITT Residential Capital Servicing Corporation of record in Book 7330, Page 50, and as re-recorded in Book 7400, Page 425, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6431, Page 298, and such easements and setback lines of record in Plat Book 6200, Page 131, said Register's Office.

This is improved property known as 1426 Trade Winds Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katherine L. Colson, her heirs and assigns, forever; and I, Kimberly K. Clements, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of June, 1995.

Kimberly K. Clements

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly K. Clements, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1995.

Anne Marie Luttrell
NOTARY PUBLIC

My Commission Expires: 3/23/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Alex Thomas Todd
AFFIANT

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

Anne Marie Luttrell
NOTARY PUBLIC
My Commission Expires: 3/23/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,332.37
Katherine L. Colas
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 1995.
Kimberly Hall
Deputy Register

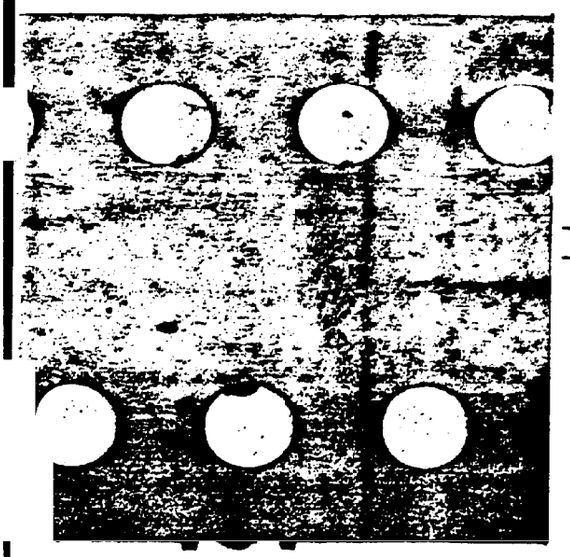
95 JUN 19 PM 3:50
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

007450
IDENTIF. ↑ REFERENCE

2779 06/19 0101 03CHECK 258.13





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 67332.37
CON TX 249.13
PRFEE 1.00
WDEED 8.00
TOTAL 258.13
CHECK 258.13

06/19/95 01 15:51 0001 2779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0071450 IDENTIF. ↑ REFERENCE

95 JUN 19 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922003