This Instrument Prepared By:

Elizabeth W. McDow
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

AFFIANT

Subscribed and sworn to before me, this the 11th day of April 1985.

NOTARY PUBLIC

My Commission Expires: 11-01-87

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
B & W Investments P. O. Box 121 Brentwood, TN 37027	Metropollitan Federal Savings & Loan Assoc. 230 Fourth Ave., North Nashville, TN 37219	Tr 1 - 5DU71547 Tr 2 - 5DU71510 Tr 3 - Map 50E Parcel 1500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, hereinafter called the "Grantor," does hereby bargain, sell, demise, release, quitclaim and convey unto B & W Investments, hereinafter called the "Grantee(s)," its successors and assigns, three certain tracts of land in Davidson and RutherfordCounty, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Apache Hills, Section 5, Part 2, as of record in Book 5050, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed from Union Financial Corporation Substitute Trustee of record in Book 6482, page 624, Register's Office for said County.

This is improved property known as 4725 Arapaho Bend, Antioch, Tennessee.

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Tract 2:
Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Apache Hills, Section 5, Part 2, as of record in Book 5050, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's deed from Union Financial Corporation Substitute Trustee of record in Book 6482, page 620, said Register's Office.

This is improved property known as 4045 Navaho Trail, Antioch, Tennessee.

Tract 3:
Land in the 3rd Civil District of Rutherford County, Tennessee, being Lot No. 21 on the Plan of Sam Davis Meadows, Section I, as of record in Plat Book 3, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's deed from Union Financial Corporation of record in Book 342, page 708, Register's Office for said County.

This is improved property known as 21 General Forest, Smyrna, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, together with all hereditaments and appurtenances thereunto appertaining, but subject to the lien of current taxes and easements and any and all restrictions of record.

The Grantor does hereby covenant with the Grantee(s) that it has not further encumbered the same and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN TESTIMONY WHEREOF, we have executed this instrument on this the 11th day of April, 1985.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick
Harold W. Fitzpatrick
Senior Vice President

I 9 6 6 2 1

IDENTIF. REFERENCE

APR 15 3 49 PM '85

DAVIDSON COUNTY, TN

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold W. Fitzpatrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged him/herself to be the Senior Vice President of Metropolitan Federal Savings and Loan Association, the within-named bargainor, a corporation, and that he/she, as such Senior Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold W Fitzpatrick as such Senior Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 11th day of April, 1985.

Wanda Fults
NOTARY PUBLIC

My Commission Expires: 11/01/87

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6533 PAGE 665

FOR _____

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

109900.00- CAMT.
285.74 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 295.24-
B079A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 6 2 1

IDENTIF. REFERENCE

APR 15 3 40 PM '85

DAVIDSON COUNTY, TENN.

No. 125014