2

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

BOOK 6905 PAGE 765

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a corporation organized under the laws of the United States of America and under the supervision of the FEDERAL HOME LOAN BANK BOARD, as RECEIVER for COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE, GRANTOR, for and in consideration of Ten DOLLARS ($10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to FERCO LTD., GRANTEE, the following described real property situated in DAVIDSON COUNTY, TENNESSEE, to wit:

Land in Davidson County, Tennessee, being EIGHT (8) units on the Plan of QUAIL VALLEY, SECTION 4, Phase VII, on the condominium site plan of record in Book 5200, page 522, Register's Office for Davidson County, Tennessee.

The EIGHT (8) units are : Unit No. 33, lot No. 37:
Unit No. 34, lot No. 37:
Unit No. 35, lot No. 36:
Unit No. 36, lot No. 36:
Unit No. 37, lot No. 35:
Unit No. 38, lot No. 35;
Unit No. 49, lot No. 34;
Unit No. 50, lot No. 34.

Being the same property conveyed to FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION AS RECEIVER FOR COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE by deeds from James A. Waechter, substitute trustee, of record in Book 6767, page 888: Book 6767, page 878; Book 6767, page 882: Book 6767, page 890: Book 6767, page 884; Book 6767, page 880, Book 6767, page 886 and Book 6767, page 892, said Register's Office.

To have and to hold the said real property unto the said grantee, its successors and assigns, forever, subject only to:

1) Taxes for the year 1986 and subsequent years.

2) All matters as shown on the plan of record in Book 5200, page 522, Register's Office for Davidson County, Tennessee,

3) All matters as set forth in the master deed establishing a regime of horizontal property as set out in 64-2071 et seq, Tennessee Code Annotated and further set out in the master deed of record in book 6058, page 828, said Register's Office.

4) Any unconfirmed special taxes or assessments for improvements heretofor completed,

5) Any redemption rights held by any entity, equitable or statutory, which may exist, including any right of redemption held by prior title holders.

And the said grantor, for itself and its successors, does warrant to the said grantee, successors and assigns, only that:

1) The grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and

2) Grantor will forever defend the said property against all persons lawfully claiming through grantor.

IN WITNESS WHEREOF, the said FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a CORPORATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA and under the supervision of the FEDERAL HOME LOAN BANK BOARD, as receiver for COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE, has caused its name to be affixed and by these presents to be signed by its duly authorized agent in its behalf, this 22d day of April, 1986.

FEDERAL SAVINGS AND LOAN
INSURANCE CORPORATION AS
RECEIVER FOR COMMUNITY
FEDERAL SAVINGS AND LOAN
ASSOCIATION OF NASHVILLE,
TENNESSEE, UNDER THE
SUPERVISION OF THE FEDERAL
HOME LOAN BANK BOARD

BY: Robert L. Pattullo
SPECIAL REPRESENTATIVE

STATE OF ILLINOIS)
COUNTY OF COOK)

On this 22d day of April, 1986, before me, the undersigned notary public in and for the said city and county, appeared Robert L. Pattullo personally known to me to be the agent of FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION as RECEIVER FOR COMMUNITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE, TENNESSEE and acknowledged that he executed the same as such authorized agent pursuant to the authority given by the Federal Home Loan Bank Board, as his free and voluntary act and deed of the said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of April, 1986.

Carol Ann Kuenkel
notary

My commission expires: Nov 31 1989

Address new owner as follows: FERCO, LTD
c/o FARIBORZ FERROUSI
761 OLD HICKORY BLVD
BRENTWOOD, TN 37027

Send tax bills to : same

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is: $168,000.00.
Subscribed and sworn to before me this 1 day of July, 1986.

notary My commission expires: 4-17-87

MAP: 108-12-A
Par 33 address (as best known) 3308 Quail View Rd.
34 3310 Quail View Rd.
35 3304 Quail View Rd.
36 3306 Quail View Rd.
37 3300 Quail View Rd.
38 3302 Quail View Rd.
49 1340 Quail Valley Rd.
50 1342 Quail Valley Rd.

This instrument prepared by: Walt, Dyer & James, Atty.
One Burton Hills Blvd. #130
Nashville, Tn. 37215

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Jul 2 9 09 AM '86
IDENTIFICATION REFERENCE
16481

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6905 PAGE 767

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

168000.00- CAMT.
436.80 CSTAX
.50 RREF
6.50 MOF
CHECK 443.80-
2525A07/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16481

IDENTIFICATION REFERENCE

JUL 2 9 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265950