STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Marijo Ann Van Heltebrake
Affiant

Subscribed and sworn to before me, this 24th day of October, 1990.

Edward J. Brading
Notary Public

My Commission expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
c/o Edward T. Brading
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Marijo Ann Van Heltebrake 2710 Eastland Avenue Nashville, TN 37206	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	See attached Exhibit A

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a federally chartered savings and loan association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARIJO ANN VAN HELTEBRAKE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 294A, 294B, 295A, 295B, 296A, 296B, 297A, 297B, 299A, 299B, 300A and 300B on the Zone Lot Division, Lots 294 through 300, Fortland Park, Section Four, as of record in Book 5200, page 777, as amended at Book 6250, page 622, Register's Office for Davidson County, Tennessee, and by Surveyor's Certificate of Correction recorded at Book 6776, page 20, 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 8021, pages 1 thru 45, respectively, Register's Office for Davidson County, Tennessee.

This is improved property, known as 608, 611, 610, 606, 604, 600, 607, 609, 605 and 602 Newhall Drive and 2328 and 2326 Brittany Drive, Nashville Tennessee 37206.

This conveyance is subject to the the matters shown on the attached Exhibit B.

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, her heirs and assigns, forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and it does further covenant and bind itself, its successors and assigns, 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 claiming by, through or under said Grantor, but not otherwise.

WITNESS this 24 day of October, 1990.

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: _____

Name: FLOYD SHECHTER

Title: SR. Vice-Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Floyd Shechter with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sr. Vice-Pres. of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of ~~September~~ October, 1990.

Edward J. Bradley
Notary Public

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Lot No.	Map-Parcel No.	Field Book No.	Address
294A	083-11-185	15DA 60121	2328 Brittany Dr.
294B	083-11-204	15DA 60159	2326 Brittany Dr.
295A	083-11-186	15DA 60122	608 Newhall Dr.
295B	083-11-205	15DA 60160	610 Newhall Dr.
296A	083-15-184	15DA 60134	604 Newhall Dr.
296B	083-11-206	15DA 60161	606 Newhall Dr.
297A	083-15-185	15DA 60135	600 Newhall Dr.
297B	083-15-191	15DA 60165	602 Newhall Dr.
299A	083-15-187	15DA 60137	607 Newhall Dr.
299B	083-15-189	15DA 60163	605 Newhall Dr.
300A	083-11-187	15DA 60123	611 Newhall Dr.
300B	083-15-188	15DA 60162	609 Newhall Dr.

EXHIBIT B

Permitted Encumbrances BOOK 8223 PAGE 884

1. Any and all unpaid taxes.

2. Rights or claims of tenants in possession.

3. Restrictive covenants contained in an instrument of record in Book 6336, page 949, Register's Office for Davidson County.

4. Matters, notes and restrictions as shown on the Plan of record in Book 5200, page 777, as amended in Book 6250, page 622, Register's Office for said County, shows an owner's certificate, certain setback lines and easements, to which plan reference is made for the location and dimensions. Also, Surveyor's Certificate of Correction recorded at Book 6776, page 20, Register's Office for Davidson County.

5. A permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted unto Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 4006, page 871, Register's Office for Davidson County, Tennessee.

6. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

7. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows drive encroaches in the 5' x 30' utility anchor easement located on the easterly front corner of said lot. (Lot 297A)

8. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated December 12, 1985, shows the concrete drive encroaches in the 10' public utilities and drainage easement located on the easterly side of the premises. (Lot 295B)

9. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured premises encroaches onto Lot 300B and in the 5' x 30' utility anchor easement located on the northwesterly corner of said lot. (Lot 299A)

10. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured premises encroaches in the 10' public utilities and drainage easement and also encroaches onto the adjoining lot No. 298A. (Lot 299B)

11. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive serving the insured Lot encroaches onto Lot 299A. (Lot 300B)

12. The Mortgage Loan Inspection made by R. L. Montoya, Surveyor, dated March 6, 1986, shows the Drive encroaching the 5' x 30' utility anchor easement located on the southwesterly corner of said lot. (Lot 300B)

67457

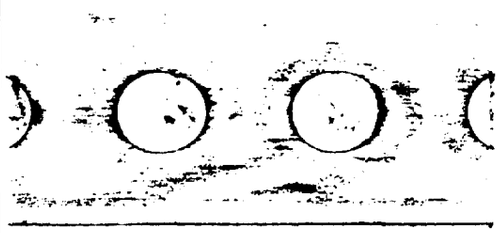
IDENTIF. REFERENCE

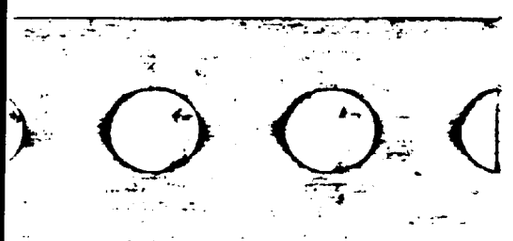
OCT 24 3 37 PM '90

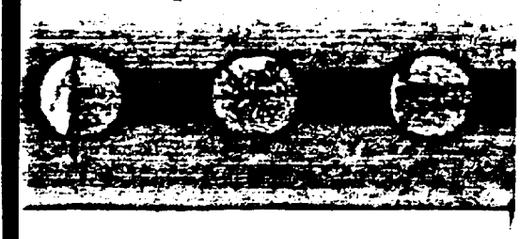
FELIX E. DAVIDSON REGISTER

3168 10/24 0101 03CHECK 1069.00









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8223 PAGE 885

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 320000.00
CON TX 1056.00
PRFEE 1.00
MDEED 12.00
TOTAL 1069.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1069.00

10/24/90 01 15:38 0001 3168

67457.

IDENTIF. REFERENCE

OCT 24 3 37 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 367334