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BOOK 8276 PAGE 984

This Instrument Prepared By:
Elizabeth M. Wilson
Metropolitan Federal Savings
and Loan Association
230 4th Avenue, North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00 .

Affiant

Subscribed and sworn to before me, this 15th day of JANUARY 1991.

Notary Public

My Commission Expires:
07/14/92

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Nos.
John Lawrence Akin 122 Lyle Avenue Nashville, Tennessee	SAME	092-16-129 NW-07330

SPECIAL 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, Metropolitan Federal Savings and Loan Association, hereinafter called the Grantor, does hereby bargain, sell, demise, release, quitclaim and convey unto **JOHN LAWRENCE AKIN**, hereinafter called the Grantee, his heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 146 on the Plan of the Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning on the easterly margin of Lyle Avenue at a point 119 feet north of the northerly margin of Broadway, formerly Broad Street; thence with said Avenue, northwardly 31 feet 5 inches, more or less to the southerly margin of an alley, established by an agreement of record in Book 286, page 577, said Register's Office; thence with said alley, eastwardly 61 feet, more or less, to the northwest corner of the property conveyed to Charles O'Mera by deed from Sol Cohn and wife, of record in Book 589, page 288, said Register's Office; thence with said O'Mera's westerly line, southwardly 44 feet to a point 100 feet 9 inches north of the northerly margin of Broadway; thence westwardly 60 feet, more or less, to the beginning.

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 8033, page 673, Register's Office for Davidson County, Tennessee.

This is improved property, known as 122 Lyle Avenue, Nashville, Tennessee.

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

The Grantor does hereby covenant with Grantee 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 this the 16th day of JANUARY, 1991.

86674

IDENTIF. REFERENCE

Jan 16 3 22 PM '91

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick
Name: HAROLD W.FITZPATRICK
Title: SENIOR VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 oath acknowledged himself to be the Sr. Vice President of Metropolitan Federal Savings and Loan Association, the within named bargainor, a corporation, and that he as such Sr. 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 Sr. Vice President.

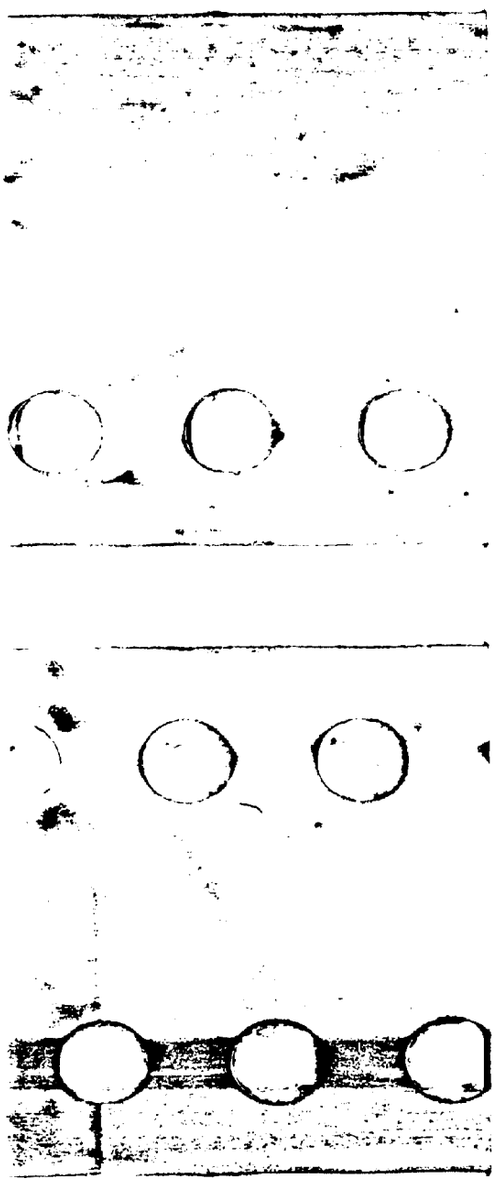
June E. Atkinson
Notary Public

My Commission Expires:
07/14/92

5143 01/16 0101 03CHECK 106.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 30000.00
				CON TX 99.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 106.00
				CHECK 106.00
01/16/91	01			15:21 0001 6143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86674

IDENTIF. REFERENCE

JAN 16 3 22 PM '91

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 390000