SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8442 PAGE 425

THAT the RESOLUTION TRUST CORPORATION ("RTC") in the Capacity specified in the last paragraph of this Special Warranty Deed (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration paid to Grantor by Suzanne S. Grammer (hereinafter called "Grantee"), the receipt and sufficiency of which are duly acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN, AND DELIVER to Grantee the following described rear property situated in Davidson County, Tennessee:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at a concrete monument on the west right of way line of Knight Road on the common line of there herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, page 145, R.O.D.C., Tennessee and proceeding as follows: Southwardly with the west right of way line of Knight Road and a 1884.86 feet radius curve to the right a distance of 250.78 feet to a concrete monument; said curve has a chord bearing and distance of S 2 deg. 32' 29" E 250.60 feet; thence, leaving Knight Road S 83 deg. 30' 56" W 391.62 feet to a concrete monument; thence with a line between Hope and Mager, N 6 deg. 29' 04" W 150.00 feet to a concrete monument; thence, N 83 deg. 30' 56" E 165.39 feet to a fence corner; thence, N 6 deg. 29' 04" W 100.00 feet to a concrete monument; thence, N 83 deg. 30' 56" E 243.46 feet to the point of beginning and containing 1.933 acres, more or less.

together with all improvements thereon, fixtures affixed thereto, and appurtenances (the "Property"), subject to general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the encumbrances described in Exhibit "A" attached hereto and made a part hereof (all of the foregoing hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE, subject, however, to the Permitted Encumbrances.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS" EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABLITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICUAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

Current ad valorem taxes on the Subject Property having been prorated, Grantee hereby assumes the payment thereof.

Grantee hereby acknowledges that if RTC is not acting herein in its corporate capacity, it is either the Conservator or the Receiver of Hallmark Savings and Loan Association, F.A. ("Association"). If RTC is the Conservator of the Association, this Deed may be may be executed by a representative authorized by RTC, or FDIC as manager of RTC, as Conservator of the Association, and if so executed, Grantee may rely on the authority of said representative to execute this Deed for the Association.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor and Grantee to be effective as of the 5 day of September, 1991.

4684.7

SEP 13 12 52 PM '91

** RESOLUTION TRUST CORPORATION,
AS RECEIVER OF HALLMARK SAVINGS AND
LOAN ASSOCIATION, F.A.

By: Carla J. Middleton

Carla J. Middleton
Asset Specialist

E

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GRANTEE:

Suzanne S Grammer
Suzanne S. Grammer

523 Harding Place 24C Nash. TN 37211
Address

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

Before me, Teri B. Murphy a Notary Public in and for said County and State, the within named Carla J. Middleton Asset Specialist, the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Asset Specialist of ** , a corporation, and that ___ as such _____ executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Carla J. Middleton as Asset Specialist.

Witness my hand and seal this the 5th day of September, 1991.

Teri B Murphy
Notary Public

TERI B. MURPHY
Notary Public
STATE OF TEXAS
My Comm Exp. 01/23/94

My commission expires _____

EXHIBIT A

Being part of the same property conveyed to Hallmark Savings and Loan Association,F.A. by deed from Felix R. Dowsley, III of record in Book 7966, page 254, said Register's Office, with Resolution Trust as Receiver for Hallmark Savings and Loan Association, F.A.

This conveyance is made subject to the right of way of Knight Road.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO/ MORTGAGEE IS:	MAP & PARCEL NOS.
Suzanne S. Grammer 3504 Knight Drive Whites Creek, TN 37189	Robert Lee Martin et ux 1987 Upland Drive Nashville, TN 37216	12D82805 049-00-0-144.00

0772 09/13 0101 03CHECK 180.90

STATE Of TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned , a Notary Public of said county, Suzanne S. Grammer , the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3rd day of September, 1991.

Notary Public

My Commission expires: 5-28-95

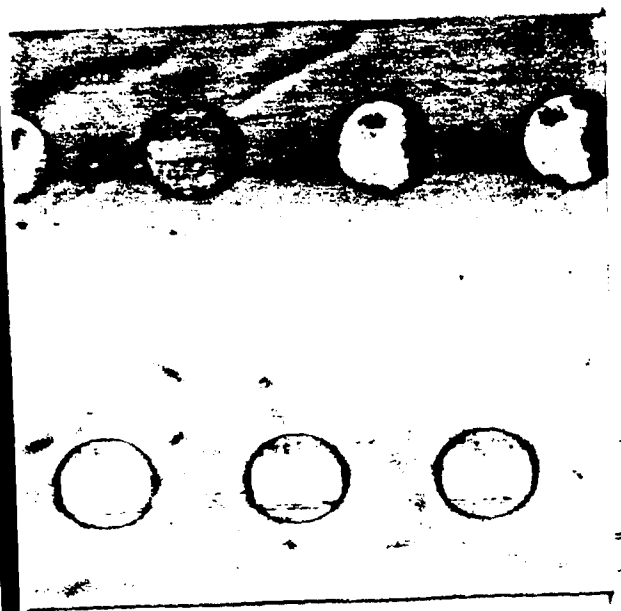
STATE OF TENNESSEE COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for the transfer is $ 47,000.00

Affiant

Subscribed and sworn to before me the 9th day of Sept, 1991.

My Commission expires: 5-28-95 NOTARY PUBLIC



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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	6.00
TOTAL	180.90
CHECK	180.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0772

4.6.8.4.7.

IDENTIFICATION REFERENCE

SEP 13 12 52 PM '91

No. 459015