FILE BOX 61

QUITCLAIM DEED

FROM: Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings and Loan Association, F.A.

TO: JANUS RUFFIN BOOK 8605 PAGE 340

Address of New Owner	Send Tax Bills to:	Map & Parcel
JANUS RUFFIN 550 HARDING PLACE E-103 NASHVILLE, TN 37211	OWNER	147-2 B85CO

This instrument prepared by: **WALT, DYER & JAMES, ATTORNEYS**, Suite 130, One Burton Hills Blvd., Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,600.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 1992.

My commission expires: 5-11-95

Notary Public

THIS QUITCLAIM DEED is made this 1st day of April, 1992, by the Resolution Trust Corporation as Receiver of Metropolitan Federal Savings and Loan Association, F.A.; 100 Colony Square, Bu. 100, Suite 2300, Box 68, Atlanta, Georgia 30361, Grantor to JANUS RUFFIN of Davidson County, Tennessee, Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of Ten and NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the delivery of these presents, the adequacy and receipt whereof is hereby acknowledged, has remised, released and QUITCLAIMED and does hereby remise, release, assign and QUITCLAIM, to the Grantee(s), (his/her, their/its), (heirs), successors and assigns forever all the right, title and interest of the Grantor either in law or in equity of the property, and same being situated in Davidson County, Tennessee, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

with all rights, hereditament, and appurtenances thereunto appertaining.

WHENEVER in this instrument a pronoun is used it shall be construed to represent singular or plural, masculine or feminine, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto caused its signature to be affixes hereto on the 1st day of April, 1992.

RESOLUTION TRUST CORPORATION as Receiver of Metropolitan Federal Savings and Loan Association, F.A.:

BY: _____
Attorney-in-Fact

Pursuant to Power of Attorney recorded in Book 8595, Page 91, in the Register's Office for Davidson County, Tennessee.

0311.2

IDENTIFICATION REFERENCE

APR 20 2 41 PM '92

DAVIDSON COUNTY, TN

1692 04/20 0101 CHECK 103

23.32

Responsible Taxpayer:
JANUS RUFFIN
550 HARDING PLACE
NASHVILLE, TN 37211

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, ~~Robert P~~ Sharon B. Herron, a Notary Public, Robert P Hyla with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the Attorney-in-Fact 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 1st day of April, 1992.

Sharon B. Herron
Notary Public

My commission expires: 7-18-94

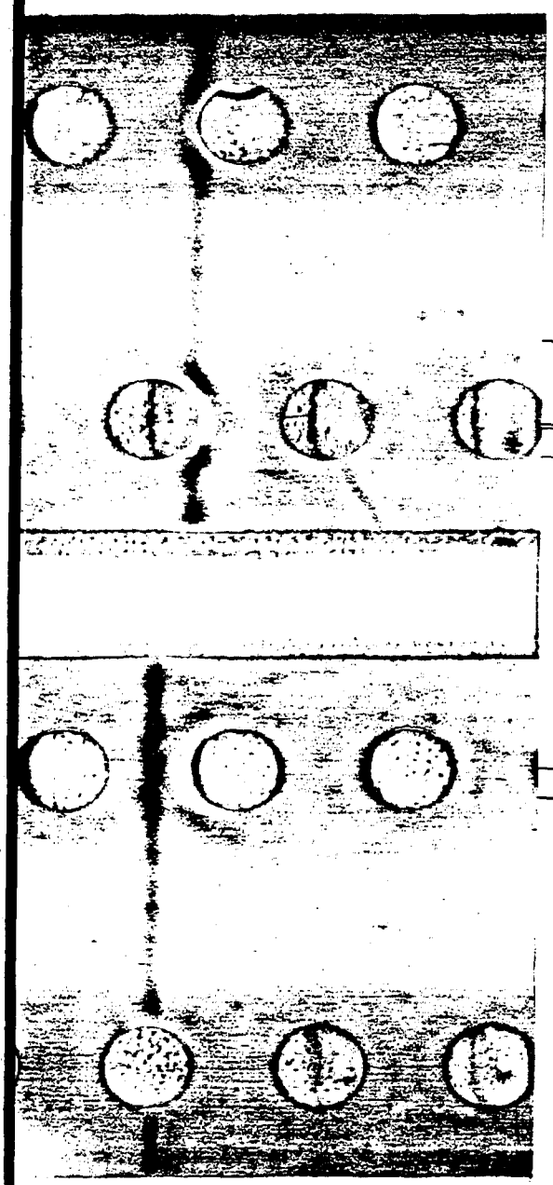
SHARON B. HERRON NOTARY PUBLIC DeKALB COUNTY GEORGIA EXPIRES JULY 18, 1994

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit E-103, of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

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 7721, page 672, Register's Office for Davidson County, Tennessee. Resolution Trust Corporation is Conservator for Metropolitan Federal Savings and Loan Association, F. A. by order of the U. S. Department of The Treasury.

This property is located at Caldwell Court Condominiums, 550 Harding Place, Unit E-103, Nashville, Tennessee 37211.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8605 PAGE 343

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 3600.00
CON TX 13.32
PRFEE 1.00
WDEED 9.00
TOTAL 23.32
CHECK 23.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/20/93 04 14140.0001 2091

0.3 1.1.2

IDENTIFI REFERENCE

APR 20 2 41 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522928