Box 2

BOOK 8678 PAGE 745

This Instrument Prepared by:

Leitner, Warner, Moffitt, Williams
Dooley, Carpenter & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,900.00

D. Randall Mantooth
AFFIANT

Subscribed and sworn to before me, this the 17th day of July, 1992.

Mary P. Baddley
NOTARY PUBLIC

My commission expires:
1-22-95

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NO.:
Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. 618 Grassmere Park, Suite 10 Nashville, TN 37211	Same	147-03B-046C0 05DU77116

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 17th day of July, 1992, by and between D. Randall Mantooth, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., hereinafter referred to as the "SECOND PARTY,"

W I T N E S S E T H:

WHEREAS, on the 15th day of November, 1985, James V. O'Donnell and wife, Janet J. O'Donnell, executed a deed of trust (the "Deed of Trust") to Stephen C. Baker, Trustee, to secure the payment of a promissory note (the "Note") in the original principal amount of Thirty Seven Thousand Eight Hundred ($37,800.00) Dollars payable to the order of Freeman Webb Developers, Inc., said Note being payable in monthly installments as set forth in said Deed of Trust, which is of record in Book 6752, page 350, Register's Office of Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, Freeman Webb Developers, Inc. sold and endorsed said Note to Metropolitan Federal Savings and Loan Association; and

WHEREAS, on the 7th day of October, 1989, James V. O'Donnell and wife, Janet J. O'Donnell, conveyed said property to Elza L. Jones and wife, Ruby Jones who agreed to pay the Note as set forth in Adjustable Mortgage Loan Assumption and Modification Agreement Without Release, which is of record in Book 8048, page 435, Register's Office of Davidson County, Tennessee, to which reference is hereby made; and

WHEREAS, prior to April 19, 1991, Metropolitan Federal Savings and Loan Association changed its name to Metropolitan Federal Bank, a federal savings bank; and

WHEREAS, effective April 19, 1991, the Director of the Office of Thrift Supervision ("OTS"), Department of the Treasury, by Order Number 91-213, ordered Metropolitan Federal Bank, a Federal Savings Bank (formerly Metropolitan Federal Savings and Loan Association), Nashville, Tennessee (the "Association") closed and appointed the Resolution Trust Corporation ("RTC") Receiver for the Association; and

WHEREAS, effective April 19, 1991, the OTS, by Order Number 91-213, created and chartered a new federal mutual savings association known as Metropolitan Federal Savings and Loan Association, F.A., Nashville, Tennessee ("Metropolitan Federal").

WHEREAS, on April 19, 1991, the RTC, as Receiver for the Association, entered into a Purchase and Assumption Agreement with Metropolitan Federal whereby Metropolitan Federal acquired certain assets of the Association, including the Note and Deed of Trust described herein; and

WHEREAS, as of April 19, 1991, the OTS took possession of Metropolitan Federal and appointed the RTC as Conservator of that institution, which appointment was accepted; and

WHEREAS, on March 27, 1992, the OTS, by Order Number CIN-92-102, replaced the RTC as Conservator of Metropolitan Federal with the RTC as Receiver of Metropolitan Federal; and

WHEREAS, as a result of the execution of the above-referenced Purchase and Assumption Agreement by Metropolitan Federal and the RTC as Receiver of the Association, and the subsequent actions

taken by the OTS, the RTC as Receiver of Metropolitan Federal succeeded to all right, title and interest in the Note and Deed of Trust pursuant to Section 212(d)(2) of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") by reference through Section 21A(b)(4) of the Home Loan Bank Act as amended by Section 501 of FIRREA; and

WHEREAS, Stephen C. Baker was unable to act as Trustee under said Deed of Trust and D. Randall Mantooth was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in Book 8651, page 224 in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said Note and the holder thereof directed FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said Note and Deed of Trust; and,

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Note and Deed of Trust, notices of the time and place of said sale being published in the Nashville Record on June 25, July 2, and July 9, 1992; and,

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said property to be sold at the front door of the Courthouse in Davidson County, Tennessee, on July 17, 1992; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Twenty Eight Thousand Nine Hundred and 00/100 ($28,900.00) Dollars, and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, FIRST PARTY has this day bargained and sold and does by these presents transfer and convey unto SECOND PARTY, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. E-4 of Southern Hills 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 6594, page 502, 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 the said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of the master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Elza L. Jones and wife Ruby Jones by deed from James V. O'Donnell and Janet J. O'Donnell of record in Book 7960, page 466, Register's Office for Davidson County, Tennessee.

This property is located at Southern Hills Condominiums, Unit E-4, 370 Wallace Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate unto the said SECOND PARTY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

AND, D. Randall Mantooth, Successor Trustee, does further covenant and bind him successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under him as trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set its signature, this the day and above written.

D. Randall Mantooth
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared D. Randall Mantooth, Successor Trustee, 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 person who executed this instrument for the purposes therein expressed.

WITNESS my hand and seal this 17th day of July, 1992.

Mary P. Barkley
NOTARY PUBLIC

My commission expires: 1-22-95

NOTARY PUBLIC

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FELIX Z. ROSON II REGISTER
DAVIDSON COUNTY TN.

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