File Box 29

SPECIAL WARRANTY DEED BOOK 8720 PAGE 690

THIS SPECIAL WARRANTY DEED is made this 26th day of August, 1992, by RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan, Association, F.A. whose address is Attn: REO Department, 100 Colony Square, Suite 2300, Atlanta, Georgia 30361, as GRANTOR, to Edward R. Phillips, an Individual, whose address is 501 Windsor Green Blvd., Goodlettsville, Tennessee 37072, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which as acknowledged, has bargained and sold, and by these presents does transfer and convey, to Grantee all the real property located in Goodlettsville, Tennessee, more particularly described is:

[SEE ATTACHED EXHIBIT "A"]

(the "Property") together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend grantee against claims of all persons claiming by, through or under Grantor, but only from the time Grantor took full legal title. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, grantor has set its hand and seal the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION,

as Receiver

for Metropolitan Federal Savings and Loan Association, F.A.

By: William A. Adams

Title: ATTORNEY-IN-FACT

42622

IDENTIFICATION REFERENCE

SEP 3 9 48 AM '92

W. A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Pursuant to Power of Attorney recorded in Book _____, Page _____, in the Registrar's Office for Davidson County, Tennessee.

CITY OF WASHINGTON

DISTRICT OF COLUMBIA

Personally appeared before me, Phyllis Lee BEARD ~~WILLIAM A. SCHAINKER~~, a Notary Public, WILLIAM A. SCHAINKER 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 26th day of August, 1992.

Phyllis Lee Beard
Notary Public

My commission expires: April 30, 1994

AFFIDAVIT OF VALUE

BOOK 8720 PAGE 692

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

TO: Edward R. Phillips

Address of New Owner	Send Tax Bills to: Map & Parcel
501 Windsor Green Blvd.	501 Windsor Green Blvd.
Goodlettsville, Tennessee	Goodlettsville, Tennessee
37072	37072

This instrument prepared by:

Beveridge & Diamond, P.C.
1350 I Street, N.W.
Suite 700
Washington, D.C. 20005
Attn: Scott F. Belcher

This instrument should be returned to:

Stewart Title Guaranty Company
2200 West Loop South, Suite 510
Houston, Texas 77027
Attn: Barbara Cullivan

The actual consideration or value, whichever is greater, for this transfer is $1,501,100.00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 1992.

Notary Public

My commission expires:
April 30 1994

Exhibit "A"

(DESCRIPTION OF REAL PROPERTY)

LAND located in Davidson County, Tennessee, and being more particularly described according to a survey prepared by Hart-Freeland-Roberts, Inc., dated May 27, 1976, revised June 5, 1980, February 3, 1981, and September 28, 1982, as follows:

BEGINNING at a point in the North boundary line of Haywood Acres Subdivision, Section Four, as of record in Book 2900, page 93, Register's Office, Davidson County, Tennessee; said point being in the northerly margin of Lot 116, owner of record being Ralph L. Peebles, et ux; thence North 2 degrees 29 minutes East, a distance of 385.02 feet to a point; thence North 87 degrees 31 minutes West, a distance of 77.55 feet to a point; thence North 16 degrees 28 minutes 23 seconds West, a distance of 575.93 feet to an iron pin in the south margin of Linbar Drive, said point being in a curve having a radius of 368.82 feet; thence with the arc of said curve, to the right a distance of 514.33 feet to the end of said curve; thence South 30 degrees 09 minutes East, a distance of 598.61 feet along the southerly margin of said Drive to a point; thence North 88 degrees 45 minutes 12 seconds West, a distance of 117.40 feet to a corner post; thence South 0 degrees 56 minutes 20 seconds West, a distance of 174.19 feet to a corner post; thence South 81 degrees 51 minutes 01 seconds West, a distance of 41.47 feet to a corner post; thence South 5 degrees 50 minutes 34 seconds West, a distance of 207.26 feet to a corner post, said point being in the easterly margin of a 50 foot roadway (East Ridge Drive); thence North 79 degrees 08 minutes 59 seconds West, a distance of 295.29 feet to a point, said point being in the easterly property line of Lot 116, Haywood Acres Subdivision, Section Four; thence North 9 degrees 29 minutes 01 seconds East, a distance of 51.10 feet to a point, said point being in the Northeast corner of Lot 116, Haywood Acres Subdivision, Section Four; thence North 74 degrees 35 minutes 02 seconds West, a distance of 60.61 feet to the point of beginning.

Being the same property conveyed to Metropolitan Savings and Loan Association by Deed of Record in Book 7858, Page 412, Register's Office for Davidson County Tennessee. Resolution Trust Corporation was appointed Receiver of Metropolitan Savings and Loan Association, F.A. by order of the Office of Thrift Supervision of Record in Book 8596, Page 952, said Register's Office.

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



RECEIVED OF _____

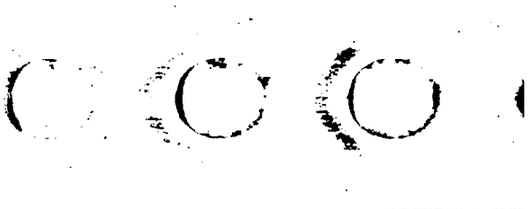
FOR _____

BOOK 8720 PAGE 694

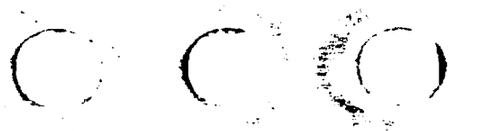
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1501100.00
			CON TX	5554.07
			PRFEE	1.00
			WDEED	16.00
			TOTAL	5571.07
			CHECK	5571.07

09/03/92 01 09:48 0001 3188



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42622

IDENTIFICATION REFERENCE

SEP 3 9 48 AM '92

DAVIDSON COUNTY, TN

No. 566870