This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail BOOK 8829 PAGE 630

ADDRESS NEW OWNER:
James L. Deatrick
309 Hillview Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 86-3
Group
Parcel 15

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, **Resolution Trust Corporation** as Receiver for Metropolitan Federal Savings and Loan Association, F.A., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James L. Deatrick**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, Being Lot No. 17 on the plan of Saddlebrook, of record in Plat Book 6250, page 940, as amended in Book 6995, page 398, and in Book 7046, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by deed from Richard Mason, Substitute Trustee, dated August 10, 1992, as of record in Book 8705, page 717, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Saddle Trail Court, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6925, page 947; Book 7046, page 38; and Book 7453, page 407, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 940, said Register's Office, including a 10 foot

sewer easement across the northwesterly corner of said lot, and a 10 foot easement for public utilities and drainage along the southerly and easterly line(s) of said property.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Deatrick, unmarried, his heirs and assigns, forever; and Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, ~~and the same is unencumbered unless otherwise herein set out;~~ and the said Grantor does further covenant ~~and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.~~

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 28th day of December, 1992.

Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A.

By: _____

with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other Covenants or warranties, express or implied, are given by this Special Warranty Deed.

7.8.7 3.6.

IDENTIFICATION REFERENCE

DEC 31 2 39 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF GEORGIA)
COUNTY OF DeKalb)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael K. Scheiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged 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 insturment on behalf of the maker.

Witness my hand and official seal at Resolution Trust Corporation, Georgia, this the 28th day of December, 1992.

NATALIE FULTON NOTARY EXPIRES GEORGIA JANUARY 29, 1994 PUBLIC DeKALB COUNTY

Natalie Fulton
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of December, 1992.

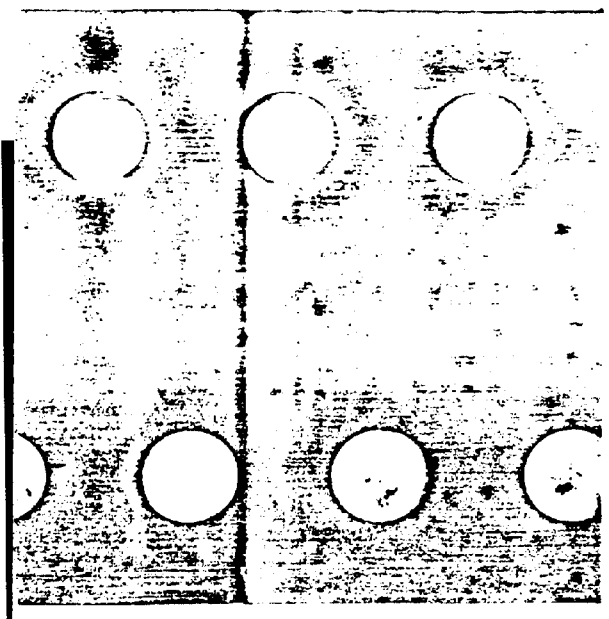
NOTARY PUBLIC

My Commission Expires: March 6, 1993

JOHN T. IRVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7325 12/31 0101 03CHECK 383.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8829 PAGE 633

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
			MAMT	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	383.00
			CHECK	383.00

MAMT 100000.00-

CAMT 100000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/92 01 14:37 0001 7325

7.8.7 3.6.

IDENTIFICATION REFERENCE

DEC 31 2 38 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 606438