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 $ 53,433.00

AFFIANT

Subscribed and sworn to before me, this the 16th day of April, 1993.

NOTARY PUBLIC

My commission expires: 1-27-96

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NO.
Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. c/o JCF Partners 4451-H Parliament Place Lanham, MD 20706	Same PICK-UP	104-12B-118

APR 16 3 57 PM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 10596

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 16th day of April, 1993, by and between Elizabeth M. Wilson, 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 1st day of May, 1986, Fairfax Development Company executed a deed of trust to Attorney's Title Company,Inc., Trustee, to secure the payment of a promissory note in the original principal amount of One Million Fourteen Thousand ($1,014,000.00) Dollars payable to the order of Metropolitan Federal Savings and Loan Association, (the "Note"), said Note being payable as set forth in said deed of trust, which is of record in Book 6847, page 68, Register's Office of Davidson County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; 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, Attorney's Title Company, Inc. was unable to act as Trustee under said Deed of Trust and Elizabeth M. Wilson was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in Book 8891, page 646 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 March 25, April 1, April 8, 1993; 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 April 16, 1993; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Fifty Three Thousand Four Hundred Thirty Three and No/100 ($53,433.00) 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. 202, Building 2, of the Revised Plan of Ashley Place Condominiums, as of record in Book 6200, page 462, said Register's Office, to which plan reference is hereby made.
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> Being part of the same property conveyed to Fairfax Development Company by deed from J. Murray Milliken, Trustee of record in Book 6623, page 701, said Register's Office, by deed from Betty Porch Morris and Nancy Porch Shields of record in Book 6722, page 22, and by Deed from Lillian Ann Ussery, unmarried of record in Book 6722, page 25, said Register's Office. By Decree of record in Book 8413, page 914, sale of subject property to Mohammad Jalalian, for payment of Delinquent taxes was confirmed. Said property has since been redeemed 11-1-91, and reverts back to Fairfax Development Company, as shown in the records of the Chancery Court for Davidson County, Tennessee.

This property is located at 2110 Portland Avenue, Unit 220, Nashville, Tennessee.

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.

This conveyance is suject to any and all taxes that may be a lien against said property, restrictive covenants, easements and all other matters of record. Said sale was advertised as being subject to the right of redemption by the Internal Revenue Service, pursuant to the provisions of 26 U.S.C. Section 7425(d)(1), by virtue of a federal tax lien of record in Book 776, page 816, said Register's Office (hereinafter the "Tax Lien"). Proper notice as required by 26 U.S.C. §7425(b) was timely given by certified mail, return receipt as provided for in 26 U.S.C. §7425(b), and said Tax Lien has now been released by instrument of record in Book 8866, page 270, said Register's Office.

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

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

Elizabeth M. Wilson
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed.

WITNESS my hand and seal this 16th day of April, 1993.

NOTARY PUBLIC

My commission expires:

1-27-96

Foreclosures\Fairfax.deed