Address of New Owner:
Jerre M. Edwards
2121 Fairfax Ave., #6
Nashville, TN 37212

Send tax bills to:
First Security Bank of TN
P. O. Box 305171
Nashville, TN 37230-5171

Map-Parcel numbers
104-11-D-6CO

BOOK 9008 PAGE 512

TN-deed 05
102391dca
rtcdc

RTC TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 11th day of May, 1993, by **RESOLUTION TRUST CORPORATION**, as Receiver of Metropolitan Federal Savings & Loan Association, F.A., whose address is 100 Colony Square, #2300, Box 100, Atlanta, GA 30361, as **GRANTOR, to** Jerre M. Edwards, a _____, whose address is 2121 Fairfax Ave., Unit #6, Nashville, TN 37212, as **GRANTEE.**

Witness that Grantor, for good and valuable consideration, paid in hand at and before the sealing and delivery of this instrument, the receipt of which is acknowledged, grants to Grantee all the real property located in Nashville, Davidson County, TN, more particularly described as:

A certain condominium apartment in Davidson County, Tennessee, being Unit #6, on the plan of The Columns, the description which is made part hereof by this * reference thereto.

Official Property I.D. No.: Map 104-11-D, Parcel 6CO

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.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns, forever.

Grantor hereby covenants 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.

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

Signed, sealed and delivered in the presence of:

Thomas E. Lavender III

THOMAS E. LAVENDER III

GRANTOR:

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

By: Noel F. Hardin GAA
Title: ATTORNEY-IN-FACT

Prepared by: John V. Adams, Atty.
2120 CRESTMOOR ROAD
NASHVILLE, TN 37215

[ACKNOWLEDGEMENT]

STATE OF Georgia
COUNTY OF Dekalb

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Noel F. Hardin with whom I am personally acquainted and who upon receipt oath acknowledged himself to be the Attorney-In-Fact of the Resolution Trust Corporation the within named bargainor, a corporation, and that he as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Noel F. Hardin as such Attorney-In-Fact.

Witness my hand and official seal at Atlanta, Georgia on this the 11th day of May, 1993.

My Commission Expires:
Notary Public, DeKalb County, Georgia
My Commission Expires December 8, 1996

Maudell F. Keeling
NOTARY PUBLIC

RESOLUTION TRUST CORPORATION
AFFORDABLE HOUSING DISPOSITION PROGRAM

LAND USE RESTRICTION AGREEMENT:
PURCHASE OF SINGLE-FAMILY RESIDENCE OR CONDOMINIUM
BY QUALIFYING HOUSEHOLD

ATTENTION: THIS DOCUMENT MUST BE REFERENCED IN THE DEED AND AND RECORDED IMMEDIATELY FOLLOWING THE RECORDATION OF THE DEED IN THE LAND RECORDS OF THE JURISDICTION IN WHICH THE PROPERTY IS LOCATED.

This LAND USE RESTRICTION AGREEMENT (the "Agreement") is entered into as of the 11th day of May, 1993, by and between Jerre M. Edwards (the "Buyer") and RESOLUTION TRUST CORPORATION, acting in its capacity as Receiver/Conservator of Metropolitan Federal Savings & Loan Assoc. F.A. (the "Seller"), and their respective successors and assigns, with respect to certain real property and the improvements thereon, located at 2121 Farifax Avenue, Unit #6 Nashville, Tennessee 37212 and having the legal description set forth on Exhibit A hereto (the "Property").

The parties, intending to be lawfully bound, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby agree as follows:

1. Termination.

a. This Agreement shall terminate automatically, without further action by either the Buyer or the Seller, at 11:59 p.m. on the 11th day of May, 1994 (the "Termination Date").

b. This Agreement shall terminate prior to the Termination Date, without further action by either the Buyer or the Seller, only on such date that (i) a termination statement or a release of this Agreement, executed by the Seller, is recorded by the Buyer in the land records of the jurisdiction in which the Property is located; (ii) the Property is transferred pursuant to a foreclosure proceeding instituted by a Mortgagee (as defined below) that extinguishes the right, title and interest of the Buyer in the Property; or (iii) a deed in lieu of foreclosure is executed by the Buyer to a Mortgagee and recorded in the land records of the jurisdiction in which the Property is located.

c. For purposes of this Agreement, "Mortgagee" shall mean (i) the Seller; (ii) a federally insured financial institution; or (iii) an agency or corporation in the business of making home mortgage loans that has made a loan to the Buyer, secured by a first or second lien on the Property, for the purpose of financing the acquisition of, or the making of improvements to, the Property.

2. Buyer's Intention to Occupy the Property as its Principal Residence. The Buyer does hereby certify to the Seller that the Buyer intends to occupy the Property as the Buyer's principal residence for at least twelve (12) months from the date of this Agreement.

3. Recapture Requirement.

a. If the Buyer, prior to the Termination Date, (i) enters into a contract with another party that results in the transfer or conveyance of his/her interest in the Property or (ii) transfers or conveys his/her interest in the Property, for payment of money, the Seller shall recapture seventy-five percent (75%) of the amount of any proceeds from the resale that exceeds the sum of (A) the original sales price for the acquisition of the Property by the Buyer, (B) the reasonable and customary closing costs incurred by the Buyer in connection with said acquisition (together, (A) and (B) total One Thousand Six Hundred Eighty *Dollars ($ 1,684.85), plus (C) the actual cost of any improvements to the Property made after the date of the Buyer's acquisition of the Property.

*Four and 85/100

b. For purposes of this Agreement, "actual cost of any improvements" shall mean such costs incurred and paid by the Buyer as a result of repairs or other physical improvements performed on the Property that are evidenced through invoices, receipts and like documents.

4. Seller's Waiver of the Recapture Requirement. The Seller, in its sole discretion, may waive said recapture requirement only for good cause shown, which may include any necessary relocation of the Buyer. In the event the Buyer desires to obtain a waiver of said recapture requirement, the Buyer must notify the Seller, in writing, at the address set forth below, setting forth the reasons for such waiver request. The Buyer shall include a release of this Agreement, in recordable form, prepared at the Buyer's sole expense, with his/her waiver request. After receipt of the Buyer's waiver request, the Seller shall have sixty (60) days to either grant or deny the request; in the event that the waiver request is granted, the Seller shall execute the release of this Agreement, return said release to the Buyer and, upon the transfer of the Property, the Buyer shall record the release, at his/her sole expense, in the land records of the jurisdiction in which the Property is located.

5. Sale Prior to Termination Date. In the event that the Buyer intends to transfer or convey his/her interest in the Property prior to the Termination Date, without a waiver of said recapture requirement, the Buyer must notify the Seller, in writing and at least sixty (60) days prior to said transfer or conveyance, at the address set forth below, of his/her intention and include the name and address of the responsible closing agent, to be notified as described below. The Buyer shall include a copy of this Agreement, copies of invoices or other written evidence of the actual cost of any improvements (in accordance with Section 3 above), and a release of this Agreement, in recordable form, prepared at the Buyer's sole expense, with said notification. The Seller shall execute the release of this Agreement and send it to said closing agent with instructions as to the calculation and payment of the recapture amount set forth in Section 3a. above. The closing agent shall record the release, at the Buyer's sole expense, in the land records of the jurisdiction in which the Property is located.

6. Notice. All correspondence to the Seller shall be sent to the Seller at the following address: Resolution Trust Corporation, 801 Seventeenth Street, N.W., Washington, D.C. 20434-0001, Attention: Director, Affordable Housing Disposition Program.

IN WITNESS WHEREOF, the parties hereto have executed this Land Use Restriction Agreement as of the date first above written.

BUYER

By: Jerre M. Edwards
Name (print): Jerre M. Edwards

SELLER

RESOLUTION TRUST CORPORATION,
as Receiver ~~for~~
for: Metropolitan Federal Savings & Loan Association, F.A.

By: Noel F. Hardin GM
Name (print): NOEL F. HARDIN
Title: ATTORNEY-IN-FACT

NOTARY BLOCK: SELLER

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Noel F. Hardin with whom I am personally acquainted and who upon his oath acknowledged himself to be the Attorney-In-Fact of the Resolution Trust Corporation the within named bargainor, a corporation, and that he as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Noel F. Hardin as such Attorney-In-Fact.

Witness my hand and official seal at Atlanta, Georgia, on this the 11th day of May, 1993.

Meredith P. Koenig
NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires December 8, 1996

NOTARY BLOCK: BUYER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerre M Edwards, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 1993.

Yvonne S Alexander
NOTARY PUBLIC

My Commission expires 11/2/93

EXHIBIT A TO
LAND USE RESTRICTION AGREEMENT:
PURCHASE OF SINGLE-FAMILY RESIDENCE OR CONDOMINIUM
BY QUALIFYING HOUSEHOLD

LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the plan of The Columns, said plan being an Exhibit to the Master Deed for The Columns Homeowners' Association of record in Book 6182, page 943 and re-recorded in Book 6922, page 364, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22,407.00

Robin Huntsman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 1993.

Yvonne S. Abernathy
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 27, 1993.

38961
IDENTIF. ↑ REFERENCE

93 JUL -8 AM 10:01
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

MAIL ENV.

1586 07/08 0101 CKCHECK 103.88



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9008 PAGE 517

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 22407.00
VOID
MAMT 22407.00-
CAMT 22407.00
CON TX 82.88
PRFEE 1.00
USER 20.00
TOTAL 103.88
CHECK 103.88

07/08/93 01 10:01 0001 1586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38961
IDENTIF. # REFERENCE

93 JUL -8 AM 10:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 672034