Box 58

BOOK 9196 PAGE 788

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.
DYAD INC. 2519 White Avenue Nashville, Tennessee 37204	DYAD, INC. ATTN: William F. Bundy 2519 White Avenue Nashville, Tennessee 37204	119-10-35 119-10-36

RTC TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 20th day of December, 1993, by RESOLUTION TRUST CORPORATION AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., whose address is 100 Colony Square, Suite 2300, Atlanta, Georgia 30361 as **"GRANTOR"** to DYAD INC., whose address is 2519 White Avenue, Nashville, Tennessee 37204 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 Davidson County, Tennessee, more particularly described as:

TRACT 1: Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Book 161, Page 85, Register's Office for said County, described as follows:

Beginning on the easterly margin of Logan Avenue, extended to a point 60 feet north of the northwest corner of the property conveyed to Andrew J. Jackson and wife, by deed from Walter H. McGraff and wife, of record in Book 1283, Page 547, Register's Office for said County; thence with said Avenue northwardly 50 feet; thence eastwardly 161 feet to the westerly lines of the property conveyed to F. R. Hester and wife, by deed from D. O. Holloman and wife, of record in Book 1272, Page 14, said Register's Office; thence with said line, South 15 deg. West 50 feet to a point 60 feet north of the northeast corner of said Jackson property; thence westwardly and parallel with the northerly line of said Jackson property, 161 feet to the beginning.

TRACT 2: A certain lot of land, lying and being in the 6th Civil District, Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the Patterson Flat Rock Tract, as of record in Book 161, Page 85, Register's Office for said County, described as follows:

Beginning on the easterly margin of Logan Avenue extended at the northwest corner of the property conveyed to Andrew J. Jackson and wife, by deed from Walter H. LeGraff and wife, of record in Book 1283, Page 547, said Register's Office; thence with said Avenue northwardly 60 feet; thence eastwardly 161 feet to the westerly line of the property conveyed to F. R. Hester and wife, by deed from D. O. Hollemand and wife, or record in Book 1272, Page 14, said Register's Office; thence with said line South 1-1/2 deg. west 60 feet to the northeast corner of said Jackson property; thence with the northerly line of same westwardly 161 feet to the beginning.

Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by deed of record in Book 8982, Page 455, said Register's Office.

Property is not subject to a Land Use Restriction Agreement.

Property is also known as 2834 Logan Street and 2836 Logan Street, Nashville, Tennessee.

Said property together with all tenements, hereditament and appurtenances thereto is 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:

GRANTOR:

RESOLUTION TRUST CORPORATION AS RECEIVER OF METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A.

BY: **NOEL F. HARDIN**
Authorized Agent and Attorney-in-Fact pursuant to a Power of Attorney of record in Book 9118, Page 833, Register's Office for Davidson County, Tennessee

Prepared by: THE LAW OFFICE OF RICHARD MANSON
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

STATE OF GEORGIA)
COUNTY OF DEKALB)

7585 12/22 0101 03CHECK 305.00

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared NOEL F. HARDIN, 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 Authorized Agent and Attorney-in-Fact of the **RESOLUTION TRUST CORPORATION AS RECEIVER OF METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A.**, the within named bargainor, and that he as such Authorized Agent and Attorney-in-Fact executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Receiver by the said NOEL F. HARDIN as such Authorized Agent and Attorney-in-Fact.

Witness my hand and seal at ATLANTA, GEORGIA on this the 20th day of December, 1993.

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires December 10, 1996

Thomas E. Lowder III
NOTARY PUBLIC

THOMAS E. LOWDER III NOTARY PUBLIC GEORGIA DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 12,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-97
(Affix Seal)

MARSHALL L. MIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 DEC 22 PM 3:31

REGISTER DAVIDSON COUNTY, TN.

00026

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9196 PAGE 790

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 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 8.00
TOTAL 305.00
CHECK 305.00

12/22/93 01 15:32 0001 7585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00026
IDENTIFICATION REFERENCE

93 DEC 22 PM 3:31

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

No.737546