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RTC TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the ___ day of February, 1994, by **RESOLUTION TRUST CORPORATION**, as Receiver of Metropolitan Federal Savings & Loan Association, F.A, whose address is c/o JCF Partners, 4451-H Parliament Place, Lanham, MD, as **GRANTOR**, to Michael W. O.Neill, unmarried, a _____, whose address is 140 Carnavon Parkway, Nashville, TN 37205, 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:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

Official Property I.D. No.: 129-10 #13
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:

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

_____

By: _____
Title: ATTORNEY-IN-FACT

Prepared by: Larry N. Westbrook, Attorney
P.O. Box 150349
Nashville, TN 37215

[ACKNOWLEDGEMENT]

SEE REVERSE SIDE HEREOF FOR ACKNOWLEDGMENT

94 FEB 22 PM 3:5[illegible]
REGISTER
DAVIDSON COUNTY, TN

20125
IDENTIFICATION REFERENCE

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of West Meade Park, Section Two, as of record in Book 2854, page 122, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings & Loan Association, F.A. by Deed from James H. Kinnard, Substitute Trustee, of record in Book 8965, page 254, Register's Office for Davidson County, Tennessee

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned, a Notary Public within and for the State and county aforesaid, personally appeared MICHAEL K. SCHEINER with whom I am personally acquainted and who, upon his oath acknowledged himself to be the Attorney-in-Fact of Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings & Loan Association, F.A., 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 contained therein by signing the name of the corporation by the said MICHAEL K. SCHEINER as such Attorney-in-Fact.

Witness my hand and official seal at office in Atlanta, Georgia on this 7th day of February, 1994.

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

My Commission Expires: _____

Thomas E. Saunders III
Notary Public

Name & Address of New Owner:
Michael W. O'Neill
140 Carnavon Parkway
Nashville, TN 37205

Send Tax Bills To:
Leader Federal Bank for Savings
P.O. Box 2926
Memphis, TN 38101-2926

Map-Parcel #:
129-10 #13

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

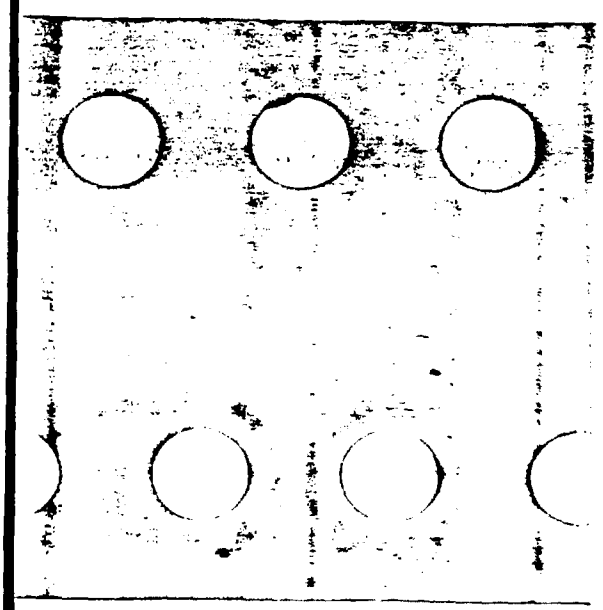
Affiant

Sworn to and subscribed before me this 15th day of February, 1994.

My Commission Expires : 5/7/97

Notary Public

94 02 22 0030 CHECK 601.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9255 PAGE 700

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		160000.00
		CON TX		592.00
		PRFEE		1.00
		WDEED		8.00
		TOTAL		601.00
		CHECK		601.00
02/22/94	01	15:52 0001		8158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20125
IDENTIFICATION REFERENCE

94 FEB 22 PM 3:51

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

No.759053