BOOK 9517 PG 768

This Instrument Prepared By:

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, Tennessee 37208

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Joyce J. Jones 908 Holly Forest Nashville, TN 37221	Same	109-220 109-140

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

94 NOV 10 PM 3:30
PICK-UP
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
080037

LIMITED WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 4th day of November, 1994 by RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings & Loan Assn., F.A., whose address is 100 Colony Square, Box 68 Suite 2300, Atlanta, GA 30361, as GRANTOR, to Joyce J. Jones, 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 in **Exhibit A** to this instrument. 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 said real property, together with all improvements thereon and all appurtenances thereunto belonging unto Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance except as noted herein.

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 Limited Warranty Deed.

THIS PROPERTY IS BEING CONVEYED IN ITS PRESENT CONDITION "AS IS", "WHERE IS" AND "WITH ALL FAULTS." GRANTOR MAKES NO WARRANTY OR REPRESENTATION OF ANY KIND OR NATURE WHATSOEVER, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY OR ANY COMPONENT THEREOF INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OR CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT TO THE

PROPERTY HEREIN CONVEYED OR ANY COMPONENT THEREOF.

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

GRANTOR:

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

By: Stephen J. Dixon
Authorized Agent and
Attorney-In-Fact Pursuant
to Power of Attorney
Dated 2/23/94 and of record in
Book 9506, Page 638, Register's
Office for Davidson County,
Tennessee.

STATE OF Georgia)
)
COUNTY OF Fulton)

On this 31st day of October, 1994, personally appeared before me, a Notary Public for the State and County aforesaid, Stephen J. Dixon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Authorized Agent and Attorney-In-Fact of the Resolution Trust Corporation as Receiver for 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 purpose therein contained by signing the name of the Receiver by the said _____ as such _____ Authorized Agent and Attorney-In-Fact.

WITNESS my hand and official seal at 225 Peachtree Street on this 31st day of October, 1994.

Notary Public

My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires July 26, 1998

EXHIBIT A

TRACT I

Lot No. 1 on the Plan of Stewart Hills Subdivision, of record in book 5800, page 121, said Register's Office to which reference is hereby made for a more complete description.

TRACT II:

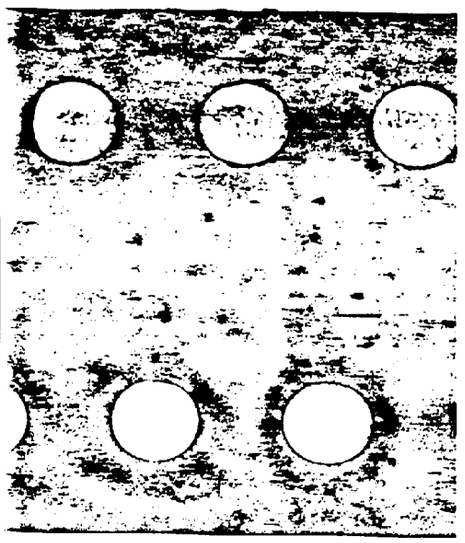
Land in Davidson County, Tennessee beginning at a point in the northerly margin of Stewarts Ferry Road, said point being 669.90 feet, more or less, east of the intersection of said road and Old Hickory Boulevard, and also being the southeast corner of the property of Jerry Luper, as of Record in Book 4948, page 523, Register's Office for Davidson County, Tennessee; and leaving said road and running with a fence North 9 deg. 22 min. 20 sec. East 514.25 feet to the southwest corner of the property of Johnny L. and Janice M. Henley, of Record in book 5972, page 170; thence south 79 deg. 17 min. 55 sec. east 362.34 feet to a point in the southwest corner of the property of Jere S. and Marie Tickle, of Record in Book 6117, page 865; thence south 74 deg. 43 min. 7 sec. East 379.84 feet to a point in the westerly margin of the property of Mrs. Daisy Bass Groom, of Record in Book 4199, page 441; thence South 9 deg. 24 min. 15 sec. West 756.25 feet to a point in the northerly margin of Stewarts Ferry road; thence running with said margin North 71 deg. 59 min. West 82.93 feet to a point; thence continuing with the said margin North 7 deg. 49 min. radius 3096.09, T equals 211.52, 422.39 feet to a point in said margin; thence continuing with the said margin North 63 deg. 32 min. 59 sec. West 253 feet to the point of beginning.

TRACT III

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Stewart Hills Subdivision of record in Book 5800, page 121, said Register's Office, to which plan 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 by deed from Joe M. Kirsch, as Substitute Trustee of record in Book 8982, Page 60 and corrected in Book 9006, Page 1, Register's Office for Davidson County, Tennessee.

3025 11/10 0101 03CHECK 660.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9517 PG 771

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	175000.00
CON TX	647.50
PRFEE	1.00
MDEED	12.00
TOTAL	660.50
CHECK	660.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1/19/94 0001 3025

08037
IDENTIF. & REFERENCE

94 NOV 10 PM 3:30

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

No. 853121