This Instrument Prepared By:

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, Tennessee 37208

BK/ 9531PG115

7955 11/29 0101 03CHECK 126.72

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Phyllis Diane Turner 3308 Percy Priest Dr. Nashville, Tennessee	Community Mortgage Corporation 142 Timber Creek Drive Cordova, TN 38018	096-16-0-142.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $30,735.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 1994.

NOTARY PUBLIC

My Commission Expires: May 24, 1997

MAIL ENV.

94 NOV 29 AM 11:30

DAVIDSON COUNTY, TN.

12454

IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 21st day of November, 1994 by RESOLUTION TRUST CORPORATION, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., whose address is 100 Colony Square, Box 68 Suite 2300, Atlanta, GA 30361, as GRANTOR, to Phyllis Diane Turner, whose address is c/o Mel Mays and Associates, 516 Heather Place, Nashville, TN 37204, as GRANTEE.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated lying and being in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 248A on the Zone Lot Division of Lots 248, 249, 250, 251, 252, and 253 of the Plan of Larchwood, Section III, of record in Book 5200, page 524 and Plat Book 6250, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's Deed of Record in Book 8178, page 271 in the Register's Office for said County.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in any wise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, to the only proper use, benefit and behoof of Grantee forever.

AND GRANTOR DOES COVENANT with Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and

convey the same and that the same is unencumbered, except as set out in Exhibit A hereto. Grantor further covenants to Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, subject to encumbrances, easements and restriction of record. NO OTHER COVENANTS OR WARRANTIES, EXPRESS OR IMPLIED, ARE GIVEN BY THIS SPECIAL WARRANTY DEED.

THIS PROPERTY IS SUBJECT TO THAT CERTAIN LAND USE RESTRICTION AGREEMENT RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY ON THE DATE HEREOF.

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: Edward B. Craig
Authorized Agent and
Attorney-In-Fact Pursuant
to Power of Attorney
Dated_____ and of record in
Book_____, Page_____, Register's
Office for Davidson County,
Tennessee.

STATE OF Georgia)
)
COUNTY OF Fulton)

On this 18th day of November, 1994, personally appeared before me, a Notary Public for the State and County aforesaid, Edward B. Craig, 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 _____
on this 18th day of November 1994.

Dorcianna Goode
Notary Public

My Commission Expires:

DORCIANNA GOODE
Notary Public, Fulton County, Georgia.
My Commission Expires July 15, 1995.

JOINDER

RESOLUTION TRUST CORPORATION, acting in its capacity as Receiver for Metropolitan Federal Savings Bank, a Federal Savings Bank, transferor to Grantor of certain rights with respect to the above-described real property, hereby conveys and quitclaims unto Grantee any and all interest it may have in the real property, and hereby joins in the conveyance of the real property to Grantee, without warranty.

Executed and delivered in the presence of:

RESOLUTION TRUST CORPORATION AS Metropolitan Federal Savings Bank, a Federal Savings Bank

Bruce Jones
Witness

BY: Edward B. Craig
Authorized Agent and Attorney-In-Fact Pursuant to Power of Attorney Dated_____ and of record in Book_____, Page____, Register's Office for Davidson County, Tennessee.

STATE OF Georgia)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edward B. Craig, 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 Attorney-In-Fact of Resolution Trust Corporation as Metropolitan Federal Savings Bank, a Federal Savings Bank (the "Receiver"), the within named bargainor, a corporate entity of the United States Government, and that he/she as such Attorney-In-Fact, being authorized so to, executed the foregoing instrument for the purposes therein contained, by signing her/his name by him/herself as Attorney-In-Fact.

WITNESS my hand and seal, at office in _____, this 18th day of November, 1994.

Dorcianna Goode
Notary Public

My Commission Expires:

DORCIANNA GOODE
Notary Public, Fulton County, Georgia.
My Commission Expires July 15, 1995.

EXHIBIT A

1. Restrictions of record in Book 6076, page 69 and as amended in Book 6122, page 482, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6250, page 524, Register's Office for Davidson County, Tennessee shows and Owners Certificate, certain notes, easements and setback lines.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

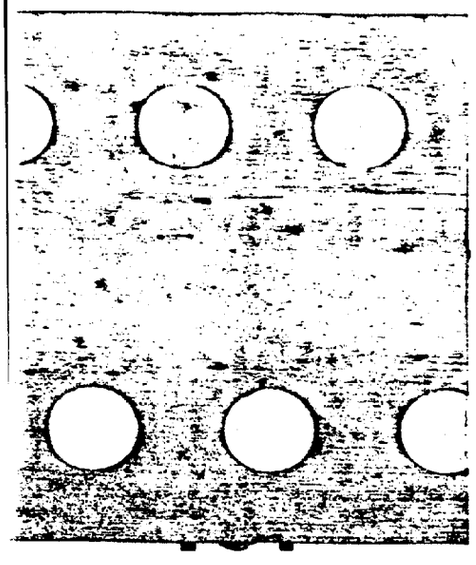
RECEIVED OF _____

FOR _____

BOOK 9531 PG 118

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 30735.00
CON TX 113.72
PRFEE 1.00
WDEED 12.00
TOTAL 126.72
CHECK 126.72

11/29/94 01 11:30 0001 7855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12454
IDENTIF. & REFERENCE

94 NOV 29 AM 11:30
REGISTER
DAVIDSON COUNTY, TN.

No. 857891