15120

IDENTIFICATION REFERENCE 9539 PG 750

PICK-UP

This Instrument Prepared By:

JONES & LEITNER
1319 Fifth Avenue North
Nashville, Tennessee 37208

94 DEC -6 PM 2:39

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Daniel M. Tidwell 8102 Oozier Pl. Brentwood, Tennessee 37027	Same	91-7-189

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $62,500.00

Daniel M Tidwell
Affiant

Subscribed and sworn to before me, this 30th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 9/27/97

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 30th day of November, 1994 by RESOLUTION TRUST CORPORATION, as Receiver for Investors Savings Bank, F.S.B., whose address is 100 Colony Square, Box 68 Suite 2300, Atlanta, GA 30361, as GRANTOR, to Daniel M. Tidwell, 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 Special 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 Investors Savings Bank, F.S.B.

By: Stephen J. Dixon
Authorized Agent and
Attorney-In-Fact Pursuant
to Power of Attorney
Dated 2/23/94 and of record in
Book 9455, Page 212, Register's
Office for Davidson County,
Tennessee.

0700 12/06 0101 03CHECK 244.25

STATE OF Georgia)
)
COUNTY OF Fulton)

On this 8th day of November, 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 Investors Savings Bank, F.S.B., 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 St. Suite #400 on this 8th day of November, 1994.

Notary Public

My Commission Expires:

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

TRACT I:
Being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, said Register's Office and described as follows:

Said Lots front together 110 feet on the southerly margin of Kentucky Avenue and extends back 150 feet on the westerly line and 150 feet on the easterly line with the westerly margin of 51st Avenue North to an alley in the rear on which it measures 110 feet.

TRACT II:
Being on portions of Lots 1001, 1003 and 1005 of Block No. 173 in Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the west right-of-way line of 51st Avenue, formerly known as 10th Street; thence, 150 feet 00 inches north along the west right-of-way line of 51st Avenue North, to a point, said point being on the south right-of-way of a 25 foot wide alley and being the northeast corner of Lot 1001, said point being the true point of beginning. Thence, in a southerly direction along the western right-of-way of 51st Avenue North, 70 feet 00 inches to a point, said point being on the western right-of-way line of 51st Avenue North and the eastern property line of Lot 1001; thence in a westerly direction along a line parallel to the north right-of-way line of the 25 foot wide alley, a distance of 73 feet 6 inches to a point, said point being located within Lot 1005; thence, in a northerly direction along a line parallel to the west right-of-way line of 51st Avenue North, a distance of 70 feet 00 inches to a point, said point being on the south right-of-way line of the 25 foot wide alley and on the north property line of Lots 1005; thence, easterly along the southern right-of-way line of the 25 foot alley, 73 feet 6 inches to the point of beginning and containing 5,145 square feet.

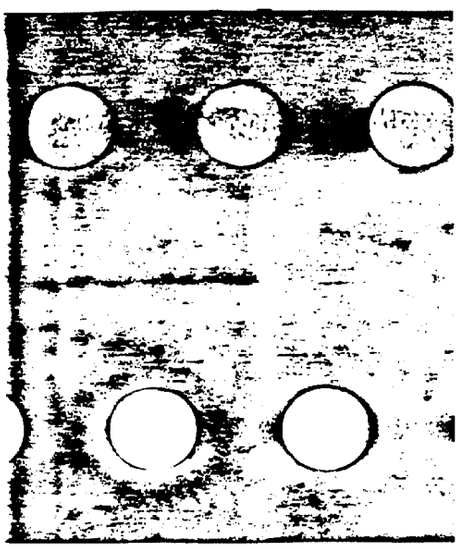
Being the same property conveyed to Capital City Baptist Church by deed from Eston P. Miller, et al, Trustees of the West Nashville Cumberland Presbyterian Church of record in Book 5064, Page 451, Register's Office for Davidson County, Tennessee.

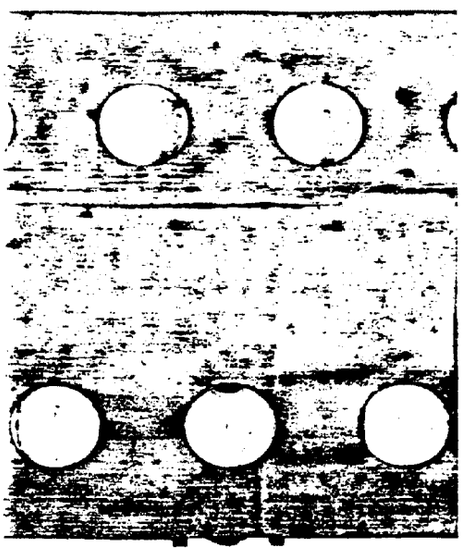
TRACT III:
Being all of Lots 1007 and 1009 and a portion of Lots 1001, 1003 and 1005, of Block 173 in Plan No. 1, West Nashville of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the West right-of-way line of 51st Avenue North; thence northerly along the westerly margin of 51st Avenue North, 80 feet to a point; thence the westerly direction along a line parallel to the north right-of-way line of Kentucky Avenue 73.5 feet to a point; thence in a northerly direction along a line 1101-51st Avenue North & 5101-5103 Kentucky Avenue, Nashville, Tennessee, parallel to the west right-of-way line of 51st Avenue North, a distance of 70 feet to the point in the southerly margin of a 25 foot wide alley. Thence along the margin of the same westerly 61.5 feet to a point, said point being the common rear corner of Lots 1009 and 1011. Thence along the line between said Lots 150 feet to the northerly margin of Kentucky Avenue, thence along the margin of the same 135 feet to the point of beginning.

Being the same property conveyed to Capitol City Baptist Temple, formerly the Georgia Avenue Baptist Church, Inc., by deed from Eston P. Miller et al, Trustees of the West Nashville Cumberland Presbyterian Church of record in Book 5064, Page 454, Register's Office for Davidson County, Tennessee.

THE DOCUMENT IS UNACCEPTABLE FOR RECORDING IF LEGIBLE COPY IS NOT FURNISHED. ALL DEFECTS, ATTACHMENTS, ENDORSEMENTS, NOTARY AND OTHER CERTIFICATIONS MUST BE CLEAR AND LEGIBLE FOR ACCEPTANCE, RECORDING AND REPRODUCTION PURPOSES. REMOVABLE NOTES AND STICKERS MUST NOT BE AFFIXED TO THE DOCUMENT. "CAUTION-CONSTITUTIONAL RIGHTS DOCUMENT" MAY BE REJECTED BY THE REGISTER IN ORDER TO PROTECT THE CONSTITUTIONAL RIGHTS OF THE PARTIES. DOCUMENTS WILL BE RETURNED REGARDLESS OF THE METHOD OF RECEIPT.





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

RECEIVED OF _____

FOR _____

BOOK 9539 PG 753

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 12.00
~~EDTAX~~ 244.25
CHECK 244.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/94 01 14:40 0001 0700

15120
IDENTIFICATION REFERENCE

DEC -6 PM 2:39

REGISTER
DAVIDSON CO. TN.

No. 860699