This Instrument Prepared By:
Jones & Leitner
2300 First American Center
Nashville, TN 37238-2300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December 1994.

Notary Public

My Commission Expires:

Address New Owners as:	Send Tax Bills To:	Map-Parcel Nos.
Earl Miller Brendan Wyatt, Unmarried 1901 18th Ave. #203M Nashville, TN	Same	104-12A-12

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. hereinafter called the Grantor, does hereby bargain, sell, demise, release, quitclaim and convey unto Earl Miller Brendan Wyatt, unmarried hereinafter called the Grantee, his heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 203-M of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record, in Book 6258, page 718, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by deed from Elizabeth M. Wilson, Successor Trustee, in Book 8662, page 316, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1901 18th Avenue, #203M, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all hereditaments and appurtenances thereunto appertaining, but subject to the lien of current taxes, restrictive covenants, easements and restrictions of record, including but not limited to those matters as set forth in Exhibit A which is attached hereto and by referene made a part hereof. **This conveyance is also made subject to that certain Land Use Restriction Agreement entered into by and between the grantor and the grantee, dated of even date herewith, which is being recorded herewith and by reference made a part hereof.**

The Grantor does hereby covenant with Grantee that it has not further encumbered the same and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

IN TESTIMONY WHEREOF, we have executed this instrument this the 08th day of December, 1994.

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

By: _____

Name: _____

Title: Attorney In Fact Pursuant to Limited Power of Attorney of record in Book 9455, page 212, Register's Office of Davidson County, Tennessee

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald L. Ogden, 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 Attorney in Fact of the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association,F.A. the within named bargainor, a receivership, and that he as such Attorney in Fact, executed the foregoing instrument for the purposes therein contained by signing the name of the receivership by the said Ronald L. Ogden as such Attorney in Fact.

This 08th day of December, 1994.

_____
Notary Public

My Commission Expires:

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

BOOK 9547 PG 914

JOINDER

The Resolution Trust Corporation , acting in its capacity as Receiver of Metropolitan Federal Bank, a federal savings bank, predecessor-in-interest to Grantor with respect to the above-described real property, hereby conveys and quitclaims to 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.

RESOLUTION TRUST CORPORATION AS RECEIVER FOR METROPOLITAN FEDERAL BANK, a Federal Savings Bank

By: _____

Name: _____

Title: Attorney In Fact Pursuant to Limited Power of Attorney of record in Book 9455, page 212, Register's Office of Davidson County, Tennessee

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald L. Ogden _____, 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 Attorney in Fact of the Resolution Trust Corporation as Receiver for Metropolitan Federal Bank, a Federal Savings Bank the within named bargainor, a receivership, and that he as such Attorney in Fact, executed the foregoing instrument for the purposes therein contained by signing the name of the receivership by the said _____ as such Attorney in Fact.

This 07th day of December, 1994.

_____
Notary Public

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

A:\auction\wyatt.wd

17864
IDENTIF. ↑ REFERENCE

94 DEC 16 P1:12:30
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

EXHIBIT A

1. Restrictive Covenants contained in instrument of record in Book 4626, Page 719 and amended in Book 5356, Page 739, said Register's Office.

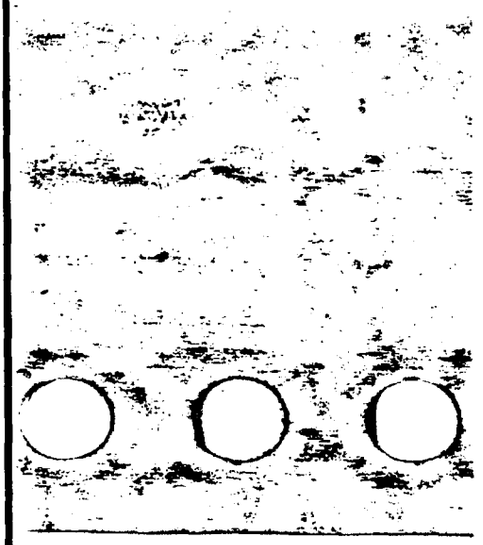
2. Matters shown on the Plan of record in Book 4885, Page 87 and Book 5190, Page 44, said Register's Office.

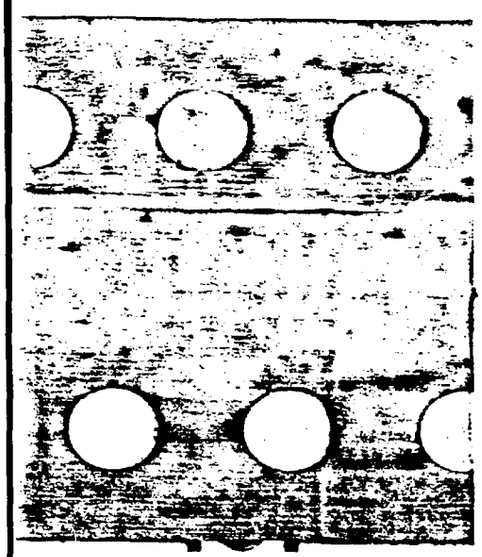
3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Wedgewood Condominiums, of record in Book 6258, Page 718, Register's Office for Davidson county, Tennessee, and the By-Laws appended thereto of record in Book 6258, Page 759, said Register's Office.

4. Subject to the liens of any unpaid assessments and/or special assessments.

5. Rights of others in and to the common elements.

3810 12/16 0101 03CHECK 120.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9547 PG 916

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 16.00
				TOTAL 120.60
				CHECK 120.60
12/16/94	01			12:31 0001 3810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17864
IDENTIF. ↑ REFERENCE

94 DEC 16 PM 12:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863760