21735

IDENTIFICATION REFERENCE

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.
Sam Peoples 370 Wallace Road #A30 Nashville, TN 37211	Wendover Funding P.O. Box 26903 Greensboro, NC 27419-6903	147-3-B-108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer is $11,500.

Affiant

Subscribed and sworn to before me, this 29th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 27, 1997

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made the 29th day of December, 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 Sam Peoples, 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:

Being Unit No. A-30 of Southern Hills Condominium created under title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6594, page 502, Register's Office for 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 the said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F. A. by deed from Jean P. Shearer, Substitute Trustee of record in Book 8767, page 911758, Register's Office for Davidson County, Tennessee.

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 LIMITED 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.
as successor to Metropolitan Federal
Savings and Loan Association

By: _____
Authorized Agent and
Attorney-In-Fact Pursuant
to Power of Attorney
Dated _____ and of record in
Book 9506, Page 638, Register's
Office for Davidson County,
Tennessee.

STATE OF Georgia)
)
COUNTY OF Fulton)

On this 14th day of December, 1994, personally appeared before me, a Notary Public for the State and County aforesaid, Stephen G 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 Self as such Self Authorized Agent and Attorney-In-Fact.

WITNESS my hand and official seal at 245 Peachtree Street on this 14th day of December, 1994.

_____
Notary Public

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

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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:

Witness JEAN GRANT

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

BY: _____
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 Stephen G 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 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 245 Peachtree Street this 16th day of December, 1994.

Notary Public

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

EXHIBIT A

1. Charter of Incorporation of Southern Hills Condominium Association, Inc., of record in Book 6576, page 69, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Southern Hills Condominium of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6695, page 22, Register's Office for Davidson County, Tennessee.

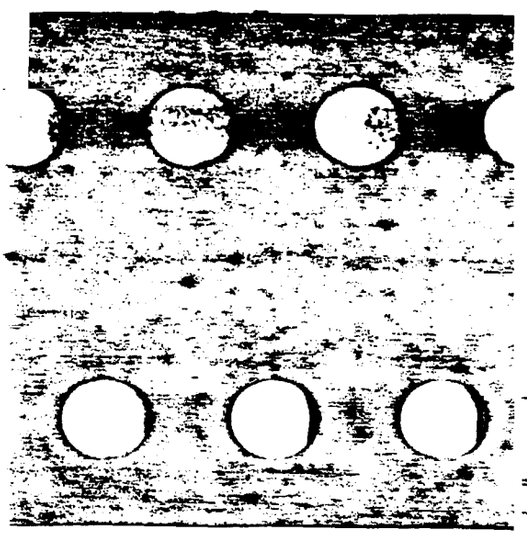
5. Easement for sewer to First Suburban Water Utility District of Record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.

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

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

8. Notice of Lien by Southern Hills Condominium Association in the amount of $1,995.00 of record in Book 9277, page 913.

RECD 97/30 0:01 03CHECK 59.55



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

RECEIVED OF _____

FOR _____

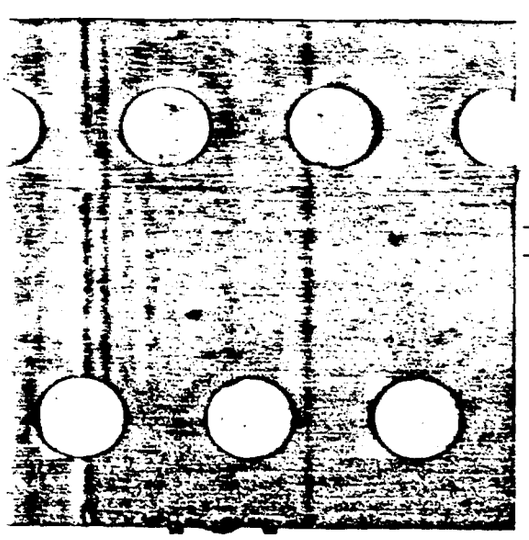
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 11500.00
CON TX 42.55
PRFEE 1.00
WDEED 16.00
TOTAL 59.55
CHECK 59.55

12/30/94 01 14:27 0001 8027



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21735
IDENTIF. & REFERENCE

94 DEC 30 PM 2:28

REGISTER
DAVIDSON COUNTY, TENN.

No. 867912