Box 44

BOOK 9560 PG 891

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,000.00.

Jerome Patterson
AFFIANT

Subscribed and sworn to before me, this 30th day of December, 199

Linda P. Turner
Notary Public

My Commission Expires: 5-23-98

21856 IDENTIFICATION REFERENCE

Address New Owners As Follows:
Sandra Y. Patterson and husband,
Jerome Patterson
4811 Citrus Drive
Nashville, TN 37211

Send Tax Bills To:
The Mortgage Authority, Inc.
c/o Source One
Mortgage Services
P. O. Box 9090
Farmington Hills, MI 48333-9090

Map-Parcel Number:
Map 133-16-102
5DU 10563

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1992-2 WITHOUT RECOURSE, EXCEPT AS PROVIDED IN A LOAN SALE AGREEMENT DATED AUGUST 1, 1992; BY ITS ATTORNEY-IN-FACT RESOLUTION TRUST CORPORATION AS CONSERVATOR FOR STANDARD FEDERAL SAVINGS ASSOCIATION**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SANDRA Y. PATTERSON AND HUSBAND, JEROME PATTERSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 47 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 47 fronts 70 feet on the westerly side of Citrus Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1992-2 by Substitute Trustee Deed from Joe M. Kirsch, Substitute Trustee, of record in Book 9406, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 3221, page 445, Register's Office for Davidson County, Tennessee, and in deed of record in Book 8611, page 521, Register's Office for Davidson County, Tennessee.

2. Matters show on the Plan of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

This is improved property known as 4811 Citrus Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

WITNESS our hands this 27TH day of DECMEMBER, 1994.

THIS DEED IS EXECUTED TO DELIVER TITLE TO: SANDRA Y PATTERSON AND JEROME PATTERSON, GRANTEES. ANY ALTERATION OR REPLACEMENT OF GRANTEE WILL VOID THIS CONVEYANCE.

BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR VENDEE MORTGAGE TRUST 1992-2 WITHOUT RECOURSE, EXCEPT AS PROVIDED IN A LOAN SALE AGREEMENT DATED AUGUST 1, 1992; BY ITS ATTORNEY-IN-FACT RESOLUTION TRUST CORPORATION AS CONSERVATOR FOR STANDARD FEDERAL SAVINGS ASSOCIATION

By: Sharon J. Savage

Name: SHARON J. SAVAGE

Title: VICE PRESIDENT, SFSA

STATE OF MARYLAND)

COUNTY OF FREDERICK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON J. SAVAGE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27TH day of DECMEBER, 1994.

Joyce Rinehart Schley

Notary Public

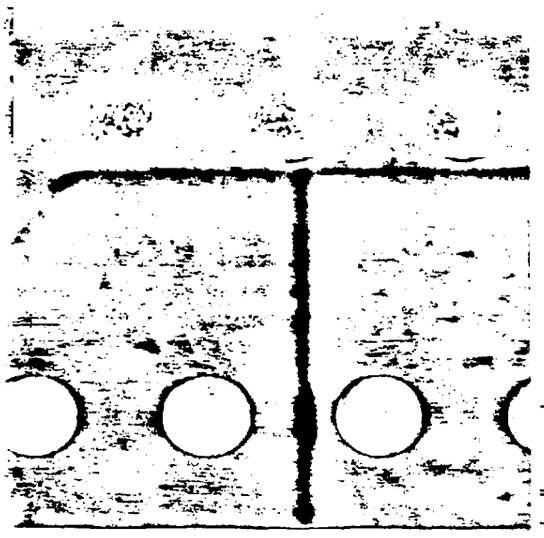
JOYCE RINEHART SCHLEY

My Commission Expires: 1 MARCH 1998

JOYCE RINEHART SCHLEY NOTARY PUBLIC STATE OF MARYLAND

0026315.01

1250 01/03/95 03:CHECK 227.50



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

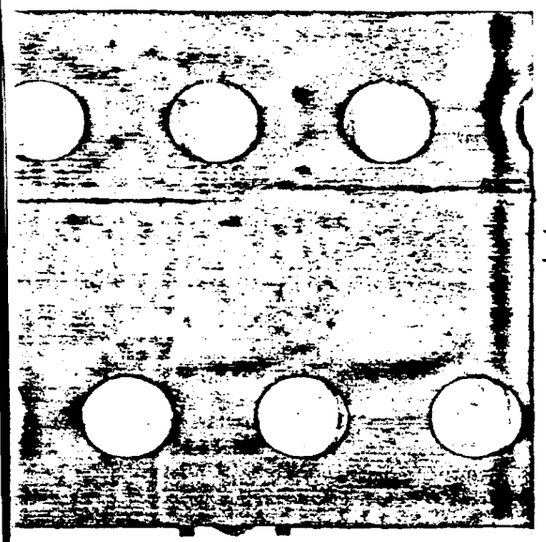
RECEIVED OF _____

FOR _____

BOOK 9560 PG 893

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

12/30/94 01 16:01 0001 8155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21856
IDENTIF. & REFERENCE

94 DEC 30 PM 4:02

REGISTER
DAVIDSON COUNTY, TN.

No. 868038