Bk 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Blvd., Suite 110
Nashville, TN 37214

BOOK 9579 PG 219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Bankers Trust Company of California, N.A. AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT DATED AS OF * does hereby bargain, sell, transfer and convey unto Jacquelyn T. Phelps, unmarried, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

*AUGUST 1, 1992, FOR RTC MORTGAGE PASS THROUGH CERTIFICATE SERIES 1992-9

Land in Davidson County, Tennessee, being Unit F-111 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, page 744, 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 said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Bankers Trust Company of California, N.A. by Substitute Trustee's Deed of record in Book 9011, page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Grantee(s), Jacquelyn T. Phelps whose address is 550 Harding Place, Unit F-111, Nashville, TN 37211 is responsible for the payment of real property taxes on subject property.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Jacquelyn T. Phelps their heirs and assigns, forever.

Said Bankers Trust Company of California, N.A. warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bankers Trust Company of California, N.A. has executed this deed this 12th day of January 19 95 .

BANKERS TRUST COMPANY OF CALIFORNIA, N.A.
AS TRUSTEE
by: Robert Drews
RTC AS CONSERVATOR OF STANDARD FEDERAL SAVINGS ASSOCIATION, ATTORNEY IN FACT
Its: ROBERT DREWS, VICE PRESIDENT, SFSA
by: Sharon J. Savage
SHARON J. SAVAGE, ASS'T SECRETARY

28311
IDENTIF. # REFERENCE

95 JAN 26 AM 10:43
REGISTER
DAVIDSON COUNTY, TN

STATE OF MARYLAND

COUNTY OF FREDERICK

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ROBERT DREWS and SHARON J. SAVAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the VICE PRESIDENT and ASSISTANT SECRETARY OF * of the BANKERS TRUST COMPANY OF CALIFORNIA, N.A., the within named party, a ~~corporation~~ NATIONAL ASSOCIATION, and that he/they as such VICE PRESIDENT and ASSISTANT SECRETARY being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ ASSOCIATION by himself as VICE PRESIDENT and attesting the same by THE ASSISTANT SECRETARY as ////////////////////////////////.

*THE ATTORNEY IN FACT OF THE GRANTOR HEREIN

Witness my hand and official seal, this 12th day of January 1995.

Notary Public JOYCE RINEHART SCHLEY

My Commission Expires:

1 MARCH 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Affiant

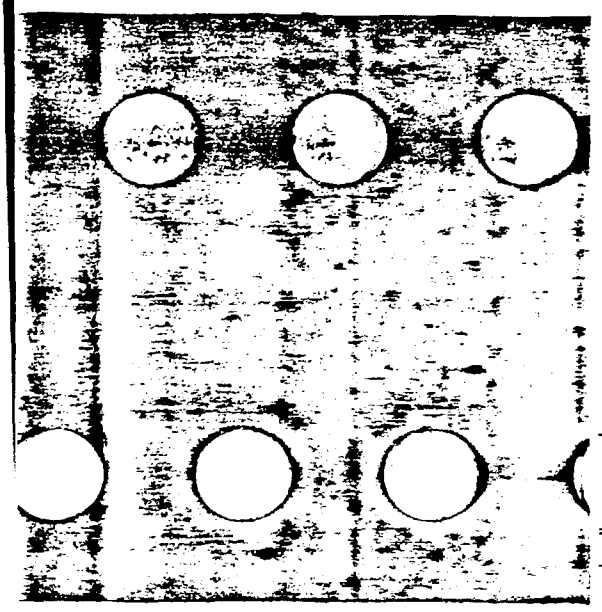
Sworn to and subscribed before me this 13th day of January 1995

Notary Public

My Commission Expires: 11-20-96

NAME NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL:
JACQUELYN T. PHELPS	First American National Bank	Map 147-2-B
550 Harding Place, Unit F-111	First American Center	Parcel 113CO
Nashville, TN 37211	Nashville, TN 37237	

5378 01/26 0101 03CHECK 86.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

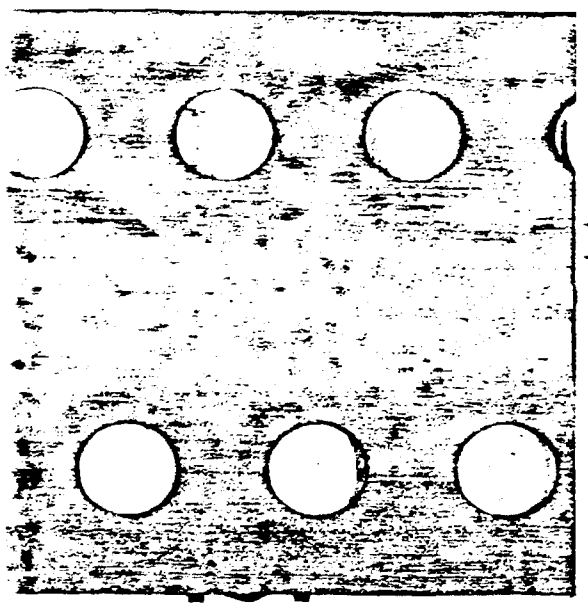
RECEIVED OF _____

FOR _____

BOOK 9579 PG 221

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1/26/95 01 10:43 0001 5378

28311
IDENTIF. & REFERENCE

95 JAN 26 AM 10:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 875171