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 $ 4,750.00.

Affiant

Subscribed and sworn to before me, this 7th day of March 1995.

Notary Public

My Commission Expires: 9/27/97

Address New Owners as:	Send Tax Bills To:	Map-Parcel Nos.
Kristina L. Pody 270 Tampa Drive #O-1 Nashville, TN	Same	133-16A-193

SPECIAL WARRANTY DEED 8191 03/07 0101 03CHECK 30.39

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 Kristina L. Pody, unmarried hereinafter called the Grantee, her heirs and representatives, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. O-1 of Barcelona Condominium 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 6400, page 801, Register's Office of Davidson County, Tennessee, together with an 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 Barcelona Condominiums 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 Richard Manson as Substitute Trustee of record in Book 8809, page 513, Register's Office for Davidson County, Tennessee.

This is improved property known as 270 Tampa Dr. Unit O-1, Nashville, Tennessee.

THIS PROPERTY IS SUBJECT TO THAT CERTAIN LAND USE RESTRICTION AGREEMENT BEING EXECUTED HEREWITH AND RECORDED IN THE

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ON THE DATE OF RECORDING OF THIS DEED.

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, restrictions and other matters of record including but not limited to the following:

1. Matters shown on the Plan of record in Book 5200, page 410, said Register's Office;

2. Declaration of Mutual Reciprocal Easements of record in Book 5868, page 422, said Register's Office;

3. Master Deed of record in Book 6400, page 801, said Register's Office and By-Laws appended thereto of record in Book 6400, page 844, said Register's Office.

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. This property is being conveyed in an "as is" condition "with all faults" and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type whatsoever from or on behalf of the Grantor.

IN TESTIMONY WHEREOF, we have executed this instrument this the 16th day of February, 1995.

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

By: _____
Name: Ronald L. Ogden
Title: Attorney In Fact
Pursuant to Power of Attorney
Attorney of record in Book 9574
Page 300, 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 Self 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 Him as such Attorney in Fact, executed the foregoing instrument for the purposes therein contained by signing the name of the receivership by the said Self as such Attorney in Fact.

This 16th day of February, 1995.

_____
Notary Public

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

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: Ronald L. Ogden
Title: Attorney In Fact
Pursuant to Power of Attorney
Attorney of record in Book 9574
Page 300, 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 Self 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 Self as such Attorney in Fact, executed the foregoing instrument for the purposes therein contained by signing the name of the receivership by the said Self as such Attorney in Fact.

This 6th day of February, 1995.

_____
Notary Public

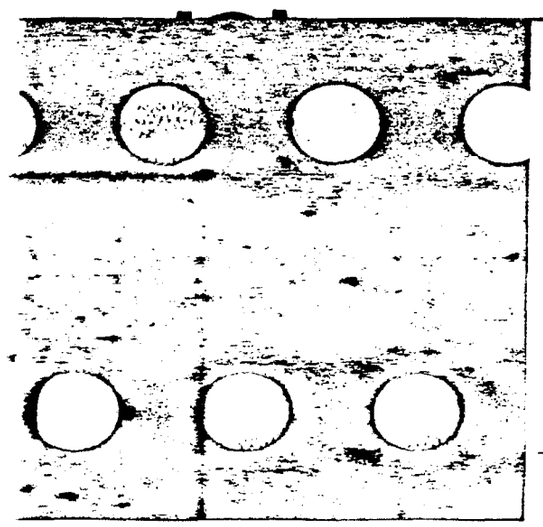
My Commission Expires:
Notary Public, Fulton County, Georgia
My Commission Expires July 26, 1998

A:\auction\pody.swd

40061
IDENTIF. & REFERENCE

95 MAR -7 PM 3:11
FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

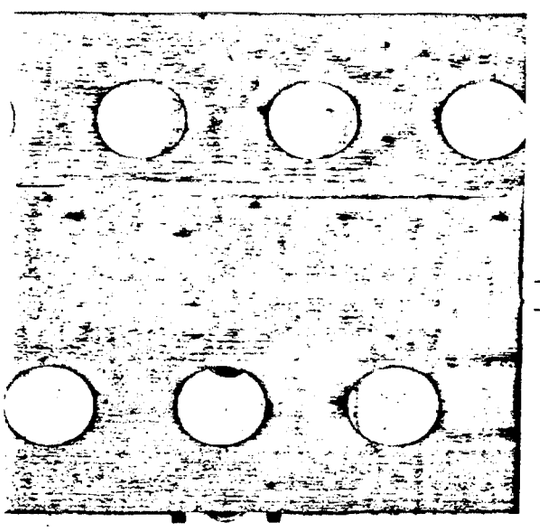
RECEIVED OF _____

FOR _____

BOOK 9613 PG 278

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	4750.00
CON TX	17.39
PRFEE	1.00
WDEED	12.00
TOTAL	30.39
CHECK	30.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR -7 PM 3:11

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

40061
IDENTIF. & REFERENCE

No. 887824