BOOK 9644 PG 781

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 $ 12,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 1995.

Notary Public

My Commission Expires: 9/27/97

Address New Owners as:	Send Tax Bills To:	Map-Parcel Nos.
Roger A. Nichols	Wendover Funding	147-02-0-B
550 Harding Place #F-102	P. O. Box 26903	104.00 CO
Nashville, TN	Greensboro, NC 27419-6903	

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 Roger A. Nichols, unmarried hereinafter called the Grantee, his 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. F-102 of Caldwell Court 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 6188, page 744, 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 Caldwell Court 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 Clarence Sutherland and Gary Sisco, individually and as stockholders and officers of Town & Country Properties, Inc. of record in Book 9572, page 13, Register's Office of Davidson County, Tennessee. The legal description herein is unchanged from the previous conveyance, with no new survey having been made.
>
> This is improved property known as 550 Harding Pl. Unit F-102, Nashville, Tennessee.

THIS PROPERTY IS SUBJECT TO THAT CERTAIN LAND USE RESTRICTION AGREEMENT BEING EXECUTED HEREWITH AND RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE ON THE DATE HEREOF and any and all exceptions set forth on Exhibit A attached hereto.

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.

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 31st day of March, 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 9587
Page 910, 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 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 _____ as such Attorney in Fact.

This 31st day of March, 1995

_____
Notary Public

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

BOOK 9644 PG 783

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 9587
Page 910, 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 _____ as such Attorney in Fact.

This 31st day of March, 1995.

_____
Notary Public

My Commission Expires:

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

A:\auction\nichols.swd

Exhibit A BOOK 9644 PG 784

1. Taxes for the year 1995 and subsequent years;

2. Matters shown on the Plan of record in Book 2331, page 28, said Register's Office;

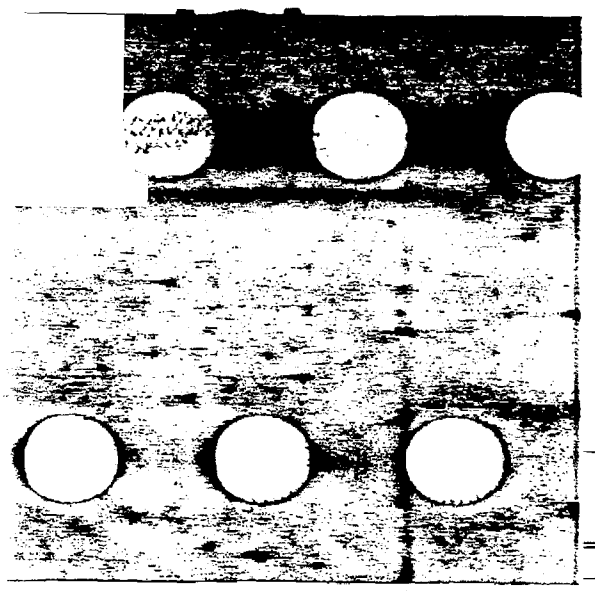
3. Agreement for Easement of Sanitary Sewers and /or Storm Drainage of record in Book 4895, page 829, said Register's Office;

4. Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums, of record in Book 6188, page 744, and the By-Laws appended thereto of record in Book 6188, page 787, said Register's Office;

5. Liens for any unpaid assessments and/or special assessments;

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

01266
IDENTIF. & REFERENCE
95 APR 13 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
0558 04/13 0101 03CHECK 61.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

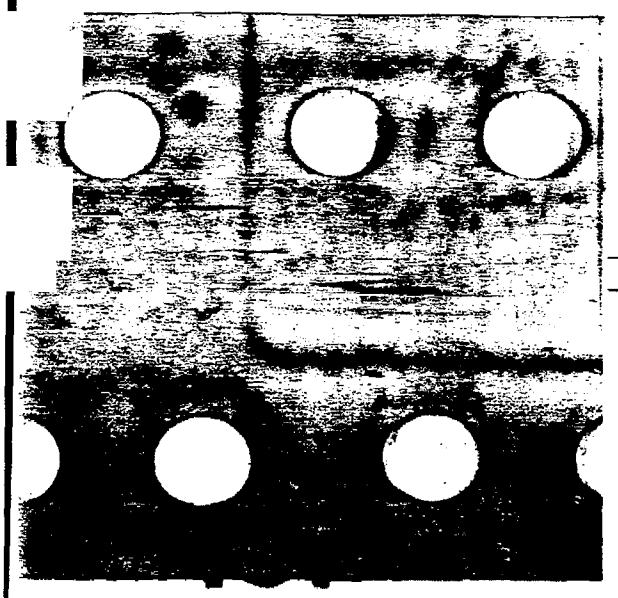
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9644 PG 785

FOR _____

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 16.00
TOTAL 61.40
CHECK 61.40

04/13/95 01 13:14 0001 0558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51266
IDENTIFICATION REFERENCE

95 APR 13 PM 1:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 900043