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.
James E. Danner, II 4315 Baton Rouge Drive Hermitage, TN 37076	Same	75-11-166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $39,000.00.

James E. Danner II
Affiant

Subscribed and sworn to before me, this 21st day of June, 1995.

Brenda Hart James
NOTARY PUBLIC

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

95 JUN 23 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0072843
IDENTIF. # REFERENCE

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made the 21st day of June, 1995 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 James E. Danner, II, 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:

Land in Davidson County, Tennessee, being Lot No. 88-A on the Plan of the Zone Lot Division of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 and 107, Rachel Square, Section Two, as of record in Book 6250, page 542, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by deed from Joe M. Kirsch, Substitute Trustee of record in Book 9151, Page 306, Register's Office for Davidson County, Tennessee.

0527 06/23 0101 03CHECK 161.50

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: Stephen J. Dixon
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)

On this 8th day of June, 1995, personally appeared before me, a Notary Public for the State and County aforesaid, Stephen J. 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 Center on this 8th day of June, 1995. Stelvina B. Mitts

Notary Public

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

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:

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

Jean Grant
Witness

BY: Stephen J. Dixon
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 J. 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 Center, this 8th day of June, 1995.

Notary Public

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

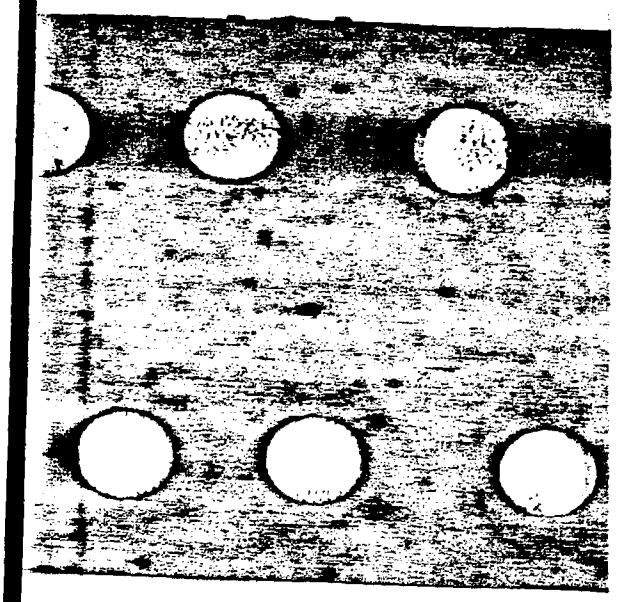
EXHIBIT A

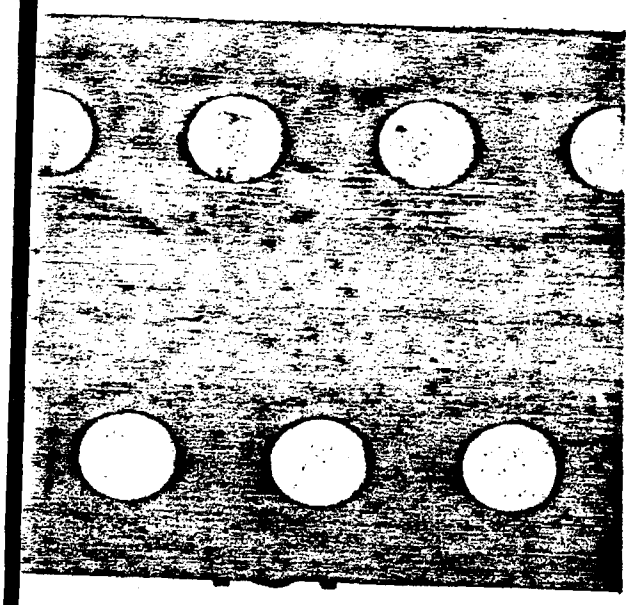
1. Restrictive covenants contained in instrument of record in Book 6455, page 135, said Register's Office.

2. The Plan of record in Book 5200, Page 623-625, amended in Book 6231, Pages 64 & 66, and also amended in Book 6250, pages 538-543, said Register's Office, shows an owners certificate, certain easements and setback lines to which reference is hereby made for the location & dimensions thereof.

3. Declaration of Covenants, Conditions and Restrictions of Rachel Square, including assessments, as set forth and contained in an instrument of record in Book 6619, page 777, said Register's Office & By-Laws appended thereto of record in Book 6619, page 782, amended in Book 8030, page 757, said Register's Office.

4. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.





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

RECEIVED OF _____

FOR _____

BOOK 9710 PG 661

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 16.00
TOTAL 161.30
CHECK 161.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/23/95 01 11:20 0001 4327

0072843
IDENTIF. ↑ REFERENCE

95 JUN 23 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923532