File Box 51-A

BOOK 9753 PG 279

This Instrument Prepared By:
Leitner, Warner, Moffitt, et al.
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 $205,000.00.

Howard L. McDonald
Affiant

Subscribed and sworn to before me, this 3rd day of August, 1995.

Notary Public

My Commission Expires:
9/27/97

95 AUG -4 PM 1:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0086357
IDENTIF. ↑ REFERENCE

Address New Owners as:	Send Tax Bills To:	Map-Parcel Nos.
Howard L. McDonald Ann W. McDonald P. O. Box 148 Old Hickory, TN 37138	Same	43-13-41

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 Howard L. McDonald and wife, Ann W. McDonald hereinafter called the Grantee, their heirs and representatives a certain tract or parcel of land in Davidson County, State of Tennessee as described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, and that part of a 10 foot strip reserved for sidewalk purposes and part of Old Hickory Boulevard, formerly Sweetbrier Avenue, as shown on the survey of C.E. Greek, Surveyor, revised June 1969, as follows:
>
> Beginning at a concrete monument opposite the northwest corner of Lot no. 2 on said subdivision; thence North 84 deg. East 10.72 feet to the northwest corner of Lot No. 2; thence with the northerly line of said lot and along the southerly margin of an alley, North 84 deg. 0' East 100.2 feet to a concrete monument; thence South 6 deg. 05' East with the westerly boundary of the E. R. Corley property 128.6 feet to a concrete monument in the northerly right of way of Old Hickory Boulevard; thence with the same, South 84 deg. 14' West, passing a monument, being the southwest corner of Lot 1 of said Subdivision at 149.7 feet in all 160.41 feet to a

concrete monument; thence North 15 deg. 14' East 135.7 feet to the point of beginning.

Being the same property conveyed to Home Federal Savings and Loan Association of Nashville by deed from Louis R. Linx and A. J. Linx, Jr. of record in Book 4495, page 18, said Register's Office. Metropolitan Federal Savings and Loan Association being the successor by merger to Home Federal Savings and Loan Association of Nashville. Effective March 1, 1991, Metropolitan Federal Savings and Loan Association changed its name to Metropolitan Federal Bank, a federal savings bank. The Resolution Trust Corporation ("RTC") since being appointed as Receiver for Metropolitan Federal Bank, a federal savings bank, and as conservator for Metropolitan Federal Savings and Loan Association, F.A. pursuant to OTS Order #91-213, which is of record in Book 8344, page 990, Register's Office for Davidson County, Tennessee and subsequently the RTC as Conservator was replaced by the RTC as Receiver for Metropolitan Federal Savings and Loan Association, F.A. pursuant to OTS Order #92-102, which is NOT of record in Book N/A, page N/A, Register's Office for Davidson County, Tennessee.

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. This conveyance is also made subject to all exceptions and matters including that certain reservation in the chain of title and on the original subdivision plat of Madison Commerce Center Subdivision of an area 10 feet wide along the westerly boundary of the property, being 10.72 feet on its northerly line and 10.71 feet on its southerly line for use only for sidewalk purposes.

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 3rd day of ~~July~~ August, 1995.

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

By: _____
Name: Robert D. Hyde
Title: Attorney in Fact
Pursuant to Power of Attorney
Attorney of record in Book 9753
Page 276, Register's Office of
Davidson County, Tennessee
(BEING RECORDED HEREWITH)

BOOK 9753PG281

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert P. Hyla, 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 Robert P. Hyla as such Attorney in Fact.

This 27th day of July, 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: Robert P Hyla
Title: Attorney In Fact
Pursuant to Power of Attorney
Attorney of record in Book 9753
Page 276, Register's Office of
Davidson County, Tennessee
(BEING RECORDED HEREWITH)

STATE OF GEORGIA)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert P. Hyla _____, 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 Robert P. Hyla as such Attorney in Fact.

This 27th day of July, 1995.

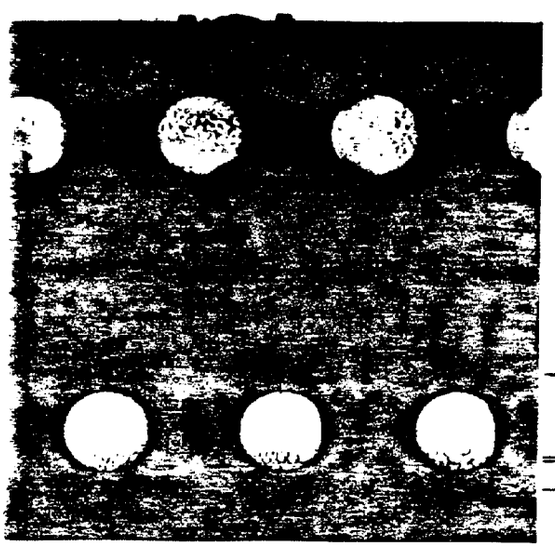
_____
Notary Public

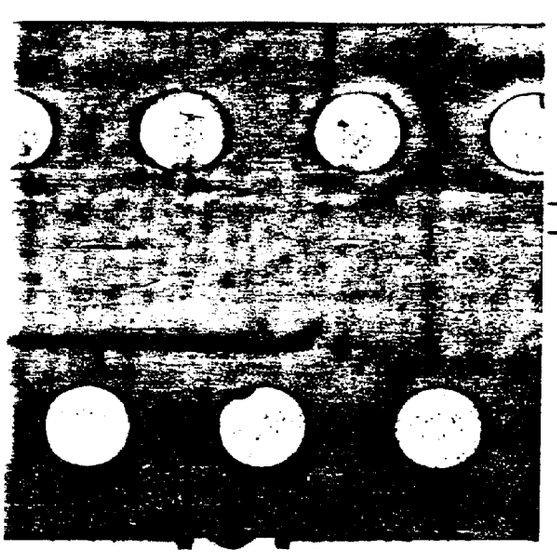
My Commission Expires:

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

A:\auction\chermad.swd

7054 08/04 0101 03CHECK 775.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9753 PG 283

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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	775.50
			CHECK	775.50
08/04/95	01		13:29 0001	9054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086357
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 1:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 938078