BOOK 9788PG293

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 $ 25,000.00.

John Byron Briggs
Affiant

Subscribed and sworn to before me, this 28th day of August 1995.

Notary Public

My Commission Expires: 9/27/97

Address New Owners as:
John Briggs
2929 Selena Dr. #K-152
Nashville, TN

Send Tax Bills To:
Wendover Funding
P. O. Box 26903
Greensboro, NC 27419-6903

Map-Parcel Nos.
119-14-0-A

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 John B. Briggs, 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. 152 on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, 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 "C" of the Master Deed, as amended establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A. by Substitute Trustee's deed from Marilyn Jean Patterson of record in Book 8650, page 174, 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 2929 Selena Drive, Unit K-152, 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 herein.

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, including but not limited to the following:

1. Taxes for the year 1995, a lien not yet due and payable;

2. Plan of record in Book 5200, page 520, said Register's Office;

3. Master Deed of record in Book 6058, page 322, and By-Laws of record in Book 6058, page 358, said Register's Office;

4. Restrictive Covenants of record in Book 909, page 48; Book 919, page 393; Book 928, page 752 as amended in Book 1001, page 539; Book 946, page 252; Book 919, page 628, being the same as in Book 946, page 252; Book 1581, page 55, being the same as in Book 1579, page 387; Book 1579, page 387;

5. Lease Agreement with Solon Automated Service and Kingswood Kastle Apartments of record in Book 5585, page 989, said Register's Office;

6. Sewer Easement of record in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977 and Book 4260, page 332, 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.

IN TESTIMONY WHEREOF, we have executed this instrument this the 21st day of August, 1995.

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

By: _____
Name: Robert P. Hyle
Title: Attorney In Fact
Pursuant to Power of Attorney
Attorney of record in Book 9753
Page 276, 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 Robert P. Hyle, 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 21st day of August, 1995.

_____
Notary Public

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

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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

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 _____ as such Attorney in Fact.

This 21st day of August, 1995.

_____
Notary Public

My Commission Expires:

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

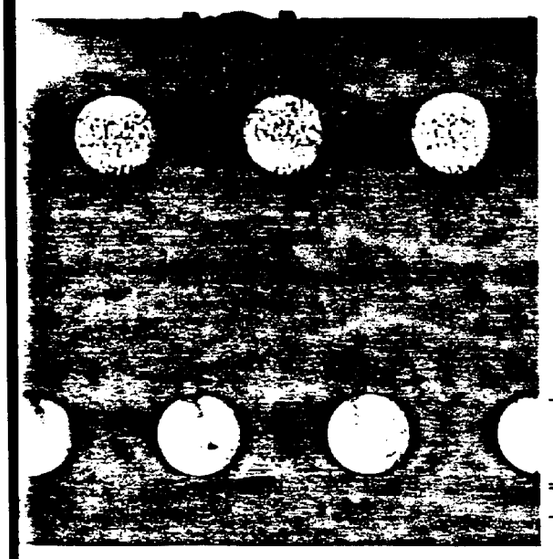
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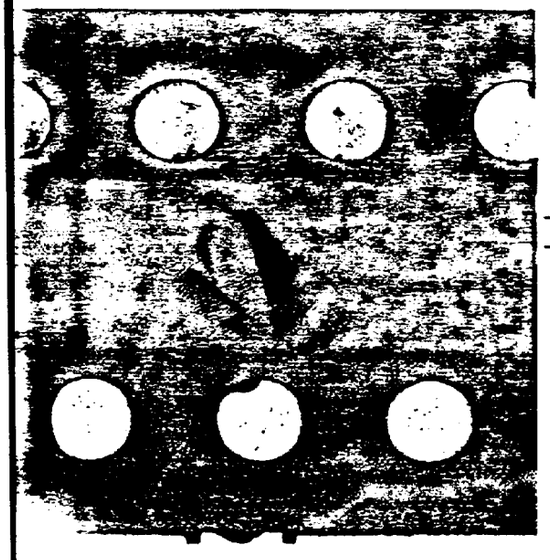
0097929
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TEST 09/07 2:01 03CHECK 105.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
TOTAL	105.50
CHECK	105.50

09/07/95 01 16:22 0001 1551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097929
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950441