Return to: Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, TN 37027

52

BOOK 9900 PG 164

RTC TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 15th day of December, 1995, by RESOLUTION TRUST CORPORATION, as receiver of Trustbank Federal Savings Bank, whose address is 100 Colony Square, Suite 2300, Atlanta, GA 30361, as GRANTOR, to Gary D. Wigart, a single person, whose address is 164 Saxon Mist Drive, Nashville, TN 37217, as GRANTEE.

Witness that Grantor, for good and valuable consideration, paid in hand at and before the sealing and delivery of this instrument, the receipt of which is acknowledged, grants to Grantee all the real property located in Davidson County, Tennessee, more particularly described as: see attached EXHIBIT A.

Also, "Subject to the covenants and restrictions set forth in the Land Use Restriction Agreement executed by Grantor and Grentee concurrently with this Deed.

Official Property I.D. No.: 150-3-264

together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns, forever.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Michael Morabito

Ruben Macias

GRANTOR:

RESOLUTION TRUST CORPORATION,
as receiver
of Trustbank Federal Savings Bank, by CSW Associates Inc., as attorney in fact
By: _____
Title: Bradley S. Weiss, president and attorney in fact

Prepared by: CSW Associates Inc.
Miami, Florida

[ACKNOWLEDGEMENT]

This document is executed pursuant to that certain limited power of attorney of record in Book 9890, Page 666 in the Davidson County Register's Office.

ACKNOWLEDGEMENT

BOOK 9900 PG 165

STATE OF Florida)
) ss.
COUNTY OF Dade)

On this 15th day of December , 1995, before me, appeared Bradley S. Weiss, to me personally known, who being duly sworn, did say that s/he is attorney in fact for Resolution Trust Corporation, receiver of Trustbank Federal Savings Bank, and that the instrument was signed for the purposes therein contained on behalf of the corporation, and by authority of the corporation, and s/he further acknowledged the instrument to be the free act and deed of the corporation as receiver of Trustbank Federal Savings Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Jackie Duarte
Notary Public

Printed Name: Jackie F. Duarte

My Commission Expires:

JACKIE F. DUARTE
MY COMMISSION # CC 490168
EXPIRES: September 25, 1999
Bonded Thru Notary Public Underwriters

The Actual Consideration or VAlue, whichever is greater for this transfer is $60,000.00.

Sandra A. Malone
Affiant

State of Tennessee, County of Williamson

Sworn to and subscribed before me this 15th day of December, 1995.

My Commission Expires:
12-6-99

Notary Public

BOOK 9900 PG 166

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 94A on the plan of Chelsea Priest Lake, Section II-B, Zone Lot Division of 83, 84, 89, 90, 94 and 101, of record in Plat Book 6250, page 766, Register's Office for said County, to which reference is made for more complete description.

Being that same property conveyed to the Resolution TRust Corporation as Conservator of Trustbank Federal Savings Bank by Trustee's Deed of record in Book 8510, Page 798 in the aforesaid Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

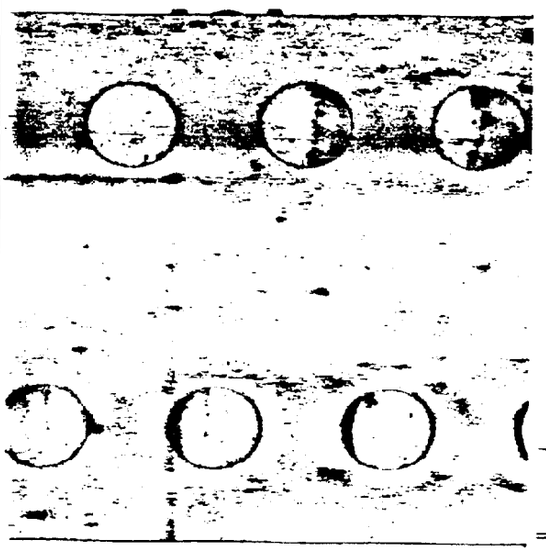
0135589

IDENTIF. ↑ REFERENCE

95 DEC 28 AM 8:03

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2142 12/28 0101 03CHECK 235.00



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

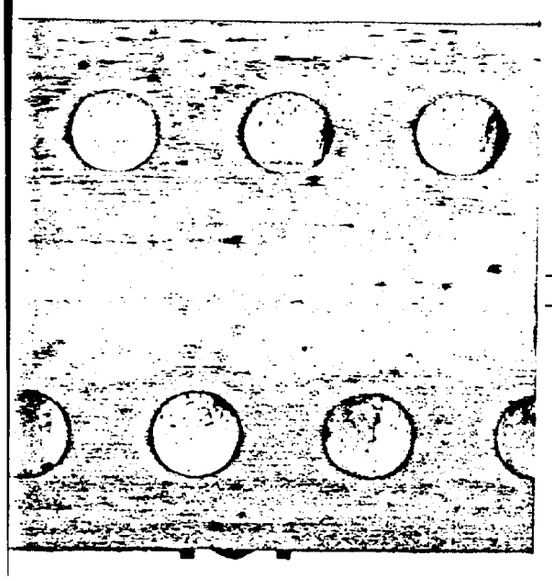
RECEIVED OF _____

FOR _____

BOOK 9900 PG 167

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	12.00
TOTAL	235.00
CHECK	235.00

12/28/95 01 08:03 0001 2142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135589
IDENTIF. # REFERENCE

95 DEC 28 AM 8:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990529