BOOK 9939 PG 732

TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 29th day of January, 1996, by the **FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC")**, acting in its capacity as Receiver for **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION,F.A.**, which pursuant to 12 U.S.C. Section 1441a(m)(1) succeeded the **RESOLUTION TRUST CORPORATION ("RTC")** in its capacity as Receiver for **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A.** whose address is c/o CSW Associates, Inc. 1001 S. Bayshore Drive, Suite 1200, Miami, Florida 33131, as Grantor and Jennifer Claire Bailey,* whose address is 6420 Breslyn Road, Nashville, Tennessee, as Grantee. * UNMARRIED

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 particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This Special Warranty Deed is subject also to the covenants and restrictions set forth in the Land Use Restriction Agreement executed by Grantor and Grantee concurrently herewith, which is Exhibit "B" made a part hereof.

MAP & PARCEL
Official Property I.D. No.: 91-14-51 FIELD BOOK #08DA-37160
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:

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for: Metropolitan Federal Savings and Loan Association, F.A.

By: _____
Title: Bradley S. Weiss, Attorney-in-Fact

[ACKNOWLEDGEMENT]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 1996.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 07/26/97

PUBLIC AT LARGE

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

BOOK 9939 PG 733

STATE OF Florida)
) ss.
COUNTY OF Dade)

On this 29th day of January, 1996, before me, appeared Bradley S. Weiss to me personally known, who being duly sworn, did say that s/he is the Attorney in Fact for the Federal Deposit Insurance Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., 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 for Metropolitan Federal Savings and Loan Association, F.A.

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

Greethen M. Morales
Notary Public

Printed Name: GREETHEN M. MORALES

My Commission Expires:

GREETHEN M. MORALES
MY COMMISSION # CC 318121
EXPIRES: September 22, 1997
Bonded Thru Notary Public Underwriters

This instrument was prepared by:

CSW Associates, Inc.
1001 S. Bayshore Drive
Suite 1200
Miami, Florida 33131

Tax statements for the real property described in this instrument should be sent to: (New Owner)

Jennifer Claire Bailey
5614 O'Brien Avenue
Nashville, Tennessee

After recording, please return this instrument to:

Jennifer Claire Bailey
5614 O'Brian Avenue
Nashville, Tennessee

EXHIBIT "A"

BOOK 9959 PG 734

LEGAL DESCRIPTION

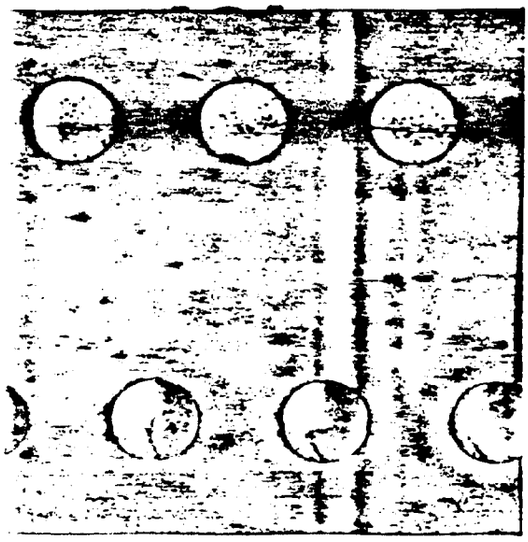
LAND in DAVIDSON County, Tennessee, being Lot No. 2, of Block "C", on the Plan of Palo Alto Subdivision of Lots 1, 2, 3, and 4, in the Subdivision of the B. F. Cockrill Farm, of record in Book 161, page 169, Register's Office for DAVIDSON County, Tennessee.

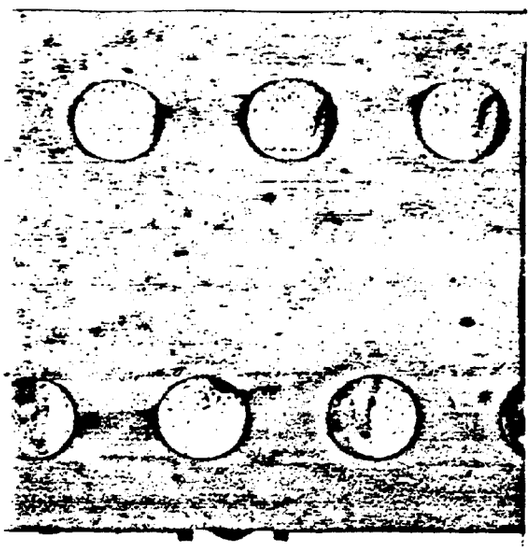
A/K/A 5614 O'BRIEN AVENUE, NASHVILLE, TN 37209

0147749
IDENTIF. & REFERENCE

96 FEB -5 AM 11:03
FELIX A. NILSSON II REGISTER
DAVIDSON COUNTY, TN.

5181 02/06 0101 03CHECK 197.63





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 735

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 12.00
TOTAL 197.63
CHECK 197.63

02/06/96 01 11:07 0001 5181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147749 IDENTIF. ↑ REFERENCE

96 FEB -6 AM 11:03

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1003406