TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 19th day of February, 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 Harriet D. McCreary,*whose address is 711 Rachels' Trail,Hermitage, 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.

Official Property I.D. No.: 075-01-0 253.00
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]

0154469
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 4:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

BOOK 9960PG633

STATE OF Florida)
) ss.
COUNTY OF Dade)

On this 19th day of February, 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 313121
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:

Harriet D. McCreary
711 Rachel's Trail
Hermitage, Tennessee

After recording, please return this instrument to:

Harriet D. McCreary
711 Rachel's Trail
Hermitage, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Harriet D. McCreary
Affiant

Subscribed and sworn to before me this 26th day of February, 1996.

Elizabeth M. Wilson
Notary Public

My commission expires: 9/27/97

ELIZABETH M. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25B on the Plan of the Zone Lot Division of lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48 Rachel Square, Section Two, as of record in Book 6250, page 540, 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 Substitute Trustee's deed from Richard Manson of record in Book 8705, page 710, 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 711 Rachels Square, Hermitage, Tennessee.

A:\Auction\LURA.sf

2373 02/28 0101 03CHECK 198.00



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

RECEIVED OF _____

FOR _____

BOOK 9960 PG 635

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

02/28/96 01 16:08 0001 2373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154469
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 4:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010518