BOOK 9974 PG 103

Box 1

MSP
133-16-A 182

TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 6th 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 Harry E. and Jennie R. Rickman, whose address is 270 Tampa Drive Unit#N4, Nashville, Tennessee, 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 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.:_____
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]

015843
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 2:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5612 03/08 0101 03CHECK 57.40

STATE OF Florida)
) ss.
COUNTY OF Dade)

On this 6th 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 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

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater, for this transfer is $~~121,000.00~~ 12,000.00

Jennifer Davenport
affiant

Subscribed and sworn to before me this the 9th February, 1996

Lori Holloway
Notary Public

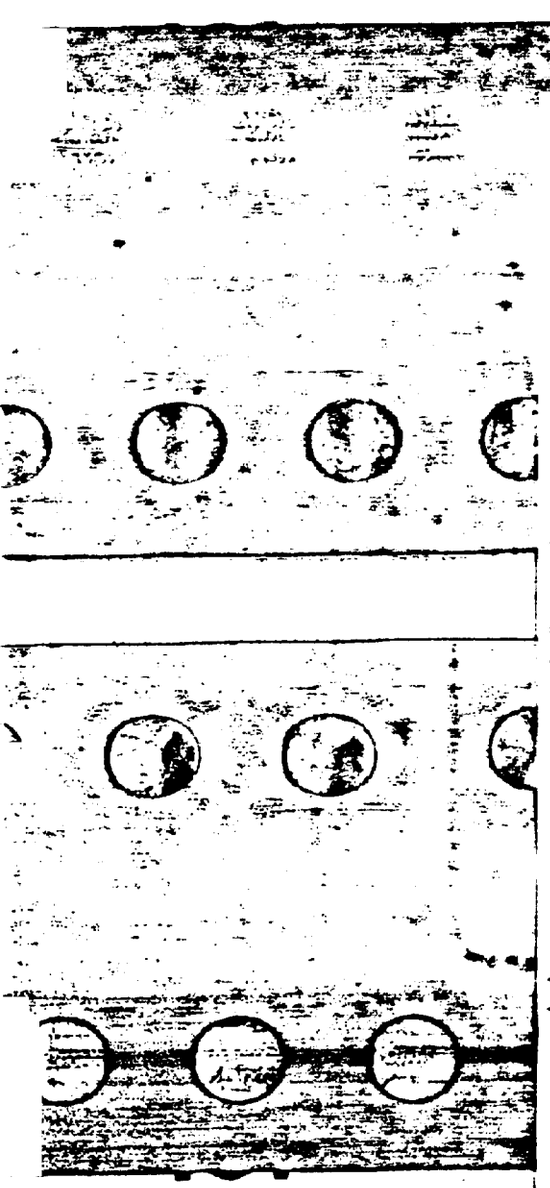
LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

EXHIBIT "A"
LEGAL DESCRIPTION

Unit N-4, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6400, page 801, 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 A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Resolution Trust Corporation by deed of record in Book 8866, Page 724, said Register's Office.

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9974 PG 106

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 12.00
TOTAL 57.40
CHECK 57.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 00' 6612

015843
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1014708