Prepared By:
FDIC / NATIONAL AUCTION CENTER
500 West Monroe
Chicago, IL 60661

BOX 15

BOOK 9976PG757

QUITCLAIM DEED

The undersigned grantor, the **Federal Deposit Insurance Corporation ("FDIC")**, a corporation organized and existing under an Act of Congress, acting herein in its capacity as Receiver for **Trustbank Federal Savings Bank, Tysons Corner, Virginia,** which pursuant to 12 U.S.C. §1441a(m)(1), succeeded to Resolution Trust Corporation as Receiver for Trustbank Federal Savings Bank, Tysons Corner, Virginia, (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration set forth in that certain Loan Sale Agreement dated as of **December 14, 1994**, paid to Grantor by

Franklin Credit Recovery Fund XXIII L.P.
a limited partnership organized under the laws of the State of Virginia
6 Harrison Street
New York, NY 10013

(hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, CONVEY, ASSIGN, DELIVER and QUITCLAIM to Grantee the real property situated in **Davidson County, Tennessee**, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property"), subject to general real estate taxes on the Property, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and all of the other taxes, liens and/or encumbrances of whatever kind affecting such Property, if any.

TO HAVE AND TO HOLD the same, together with any and all of the singular rights and appurtenances pertaining thereto, and all the estate, right, title, interest and claim whatsoever of Grantor, if any.

BY THE ACCEPTANCE OF THIS QUITCLAIM DEED, GRANTEE TAKES THE PROPERTY "AS IS" AND WITH ALL FAULTS. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

BOX 15

BOOK 9976PG 758

IN WITNESS WHEREOF, this Quitclaim Deed is hereby executed by Grantor.

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, Receiver for Trustbank Federal Savings Bank

By: _____

Name: Richard W. Bucha, Attorney-in-Fact

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a notary public in and for the above-said County and State, does hereby acknowledge that on the day and year set forth below, personally appeared **Richard W. Bucha** as Attorney-in-Fact for **Federal Deposit Insurance Corporation**, solely in its capacity as Receiver for Trustbank Federal Savings Bank as specified above, and being duly sworn by and personally known to the undersigned to be the person who executed the foregoing instrument on behalf of said principal, acknowledged to the undersigned that he voluntarily executed the same for the purposes therein stated as the free act and deed of said principal.

WITNESS my hand and official seal, this **29th** day of **February, 1996.**

[SEAL]

OFFICIAL SEAL
LORI K MCCAUGHTRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/14/99

_____
Notary Public for the State of Illinois
Residing At: 1625 Cairn Lakes Drive
My Commission Expires: 06/14/99

02/93461.1
RTC Auctions/FDIC

BOX 15

BOOK 9976 PG 759

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 46A, Zone Lot Division of Lots 44 through 48, Chesapeake Homes, Section Three, Chesapeake Homes, as of record in Book 6250, page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Resolution Trust Corporation as Receiver for Trustbank Federal Savings Bank by Quitclaim Deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8888, page 480, Register's Office for Davidson County, Tennessee. The said Federal Deposit Insurance Corporation is now acting as Receiver for Trustbank Federal Savings Bank.

96 MAR 12 PM 3:48
FELIX A. ELLSWORTH REGISTER
DAVIDSON COUNTY, TN.

0159356
IDENTIF. & REFERENCE

Map & Parcel No. 50-10 #88

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sworn to and subscribed before me this 5th day of March, 1996.

My Commission Expires: 5/7/97

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7623 03/12 0101 03CHECK 12.00