Prepared by:
Trinity Financial Services
1475 Peachtree St., NE, Suite 610
Atlanta, GA 30309

Box 10

BOOK 10126 PG 199

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INVESTORS SAVINGS BANK, FSB ("Grantor") in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quitclaim unto Garry Wayne Barnes, a single person ("Grantee"), his successors and assigns, Grantor's interest in and to the following described real estate situated in the County of Davidson, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD said real estate together with the tenements, hereditaments and appurtenances belonging thereto ("Premises") to Grantee, Grantee's successors and assigns, subject to (a) covenants, condition, restrictions or other matters of record; (b) private, public and utility easements; (c) roads and highways; (d) party wall rights and agreements; (e) existing leases and tenancies; (f) special taxes or assessments for improvements not yet completed; (g) installments not due at the date hereof of any special tax, or assessment for improvements heretofore completed; (h) general taxes not currently due and owing, including any taxes which may accrue by reason of new or additional improvements; (i) unrecorded mechanic's lien claims; (j) rights of claims of parties in possession; (k) any matters which would be disclosed by a current and accurate survey and inspection of the Premises.

Grantor does hereby bind itself, its legal representatives, successors and assigns to warrant and forever defend the Premises unto Grantee, Grantee's heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise. Notwithstanding the foregoing, Grantor makes no warranties of any kind, whether statutory, express or implied, with respect to the physical condition of the Premises, and Grantee, by accepting delivery of this deed, acknowledges that Grantee has inspected the Premises and accepts same in its present condition "AS IS" and "WITH ALL FAULTS".

THIS DEED IS EXEMPT FROM TRANSFER TAXES PURSUANT TO 12 U.S.C Section 1825.

96 JUL 19 AM 9:28
FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN.
0205287
IDENTIFICATION REFERENCE

7082 07/19 0101 03CHECK 179.80

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its duly authorized representative, this 24 day of June, 1996.

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INVESTORS SAVINGS BANK, FSB

By: _____
John F. Prusch, Attorney - in Fact for the Federal Deposit Insurance Corporation pursuant to that certain Power of Attorney recorded in Davidson County, Tennessee on June 11, 1996, in Book 10082, Page 197

RESPONSIBLE TAXPAYER:

Garry Wayne Barnes

421 Summit Ridge Place

Nashville, Tennessee 37215

STATE OF GEORGIA)
)
COUNTY OF Cobb)

I, Mindy A. Miller, a Notary Public of the State aforesaid, do hereby certify that John F. Prusch personally came before me this day and acknowledge that he is Attorney - in - Fact of the Federal Deposit Insurance Corporation as Receiver for Investors Savings Bank, FSB, a corporation existing under the laws of the United States of America, and that by authority duly given signed in its name by its Attorney - in - Fact.

Witness my hand and official stamp or seal, this 24 day of June, 1996.

_____
Notary Public

My Commission Expires: Notary Public, Cobb County, Georgia. My Commission Expires June 10, 2000.

NOTARY PUBLIC COBB COUNTY, GA.

EXHIBIT " A "

Land in Davidson County, Tennessee, being Unit No. 421 on the plan of condominium site of Four Seasons, a Condominium Development as set forth in the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Investors Savings Bank, F.S.B., by deed from Richard Manson, Substitute Trustee, of record in Book 8362, page 450, Register's Office for Davidson County, Tennessee. Resolution Trust Corporation is receiver for Investors Savings Bank, F.S.B.

BOOK 10126 PG 202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $ 44,000.00 .

Garry Wayne Barnes
Affiant

Subscribed and sworn to before me the 3rd day of Sept., 19 92.

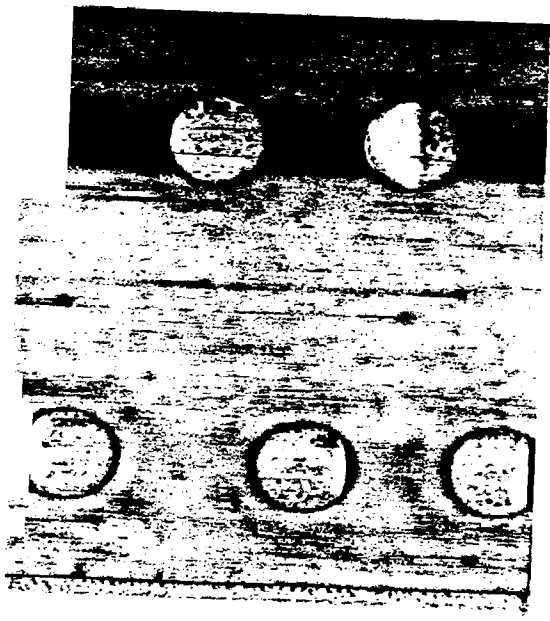
Notary Public

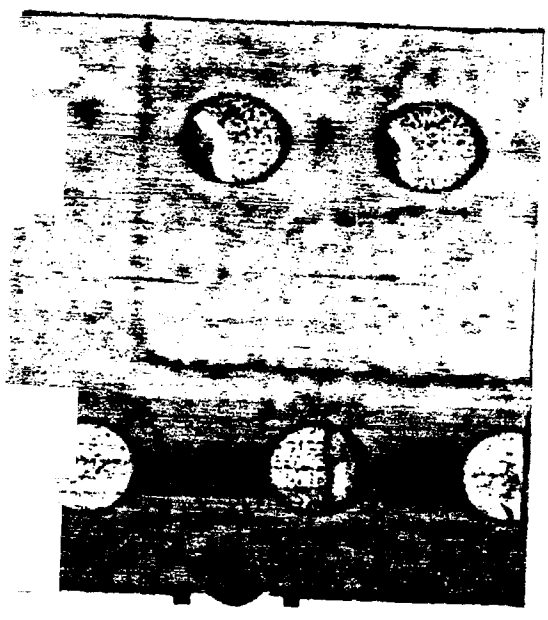
My commission expires: 5-28-95

ADDRESS NEW OWNERS:
Garry Wayne Barnes
421 Summit Ridge Pl.
Nashville, Tn 37215

SEND TAX BILLS TO/ AND MORTGAGEE IS:
SAME

MAP & PARCEL
07DA92270
131-05-0-B-421.00CO





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 203

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 16.00
				TOTAL 179.80
				CHECK 179.80
			07/19/96 01	09:32 0001 7082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205287
IDENTIF. & REFERENCE

96 JUL 19 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064729