FDIC SPECIAL WARRANTY DEED FILE BOX 45 45

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMCO Partnership	New Owner	Map 149
4709 Potomac Lane		Parcel 164
Brentwood, TN 37027		02DX01712

THIS SPECIAL WARRANTY DEED is made the 30th day of October, 1996, by Federal Deposit Insurance Corporation successor in interest to the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loans, whose address is 100 Colony Square, Suite 2100, Atlanta, Georgia 30361, as GRANTOR, to SAMCO Partnership, whose address is _____, 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, and more particularly described as:

See Exhibit A Attached BOOK 10257 PG 336

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.

WITNESS:

GRANTOR:

Federal Deposit Insurance Corporation successor in interest to the Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan.

By: _____ [Seal]
Name: Andrew J. Hundertmark
Title: Attorney-in-Fact

STATE OF Maryland
~~**COUNTY**~~ **OF** Baltimore

I HEREBY CERTIFY that on this 30th day of October, 1996, before me, the undersigned, a Notary Public of the state and city aforesaid, personally appeared Andrew J. Hundertmark, who, being sworn according to law, acknowledged himself to be Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

My commission expires: 1-1-98

_____
Notary Public
DONNA M. REALS

NOTARY PUBLIC - CARROLL COUNTY

EXHIBIT A

LAND in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Joseph C. McConnell, Surveyor, dated August 1, 1981, as follows:

BEGINNING at a point in the southerly margin of Murfreesboro Road at the northeasterly corner of the property conveyed to Joe H. Blackwell, et ux, of record in Book 5392, page 333, said Register's Office; thence running with the margin of Murfreesboro Road South 46 deg. 04' 59" East 100.0 feet to a point; thence leaving said road South 44 deg. 22' 11" West 181.54 feet to a point; thence north 46 deg. 08' 58" West 103.0 feet to a point; thence North 45 deg. 18' 55" East 181.71 feet to the point of beginning.

Being the same property conveyed to Resolution Trust Corporation, in its capacity as Receiver for Mecropolitan Federal Savings and Loan Association, F.A., by deed from Alexander S. Fugua, Substitute Trustee, of record in Book 9340, page 606, said Register's Office.

Utility and Sewer Easement of record in Book 5392, page 333, said Register's Office.

BOOK 10257 PG 338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $210,000.00.

Affiant

Subscribed and Sworn to Before me this 30th day of October, 1996.

My Commission Expires: 5-24-97

Notary Public - Patricia Nicholls

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN

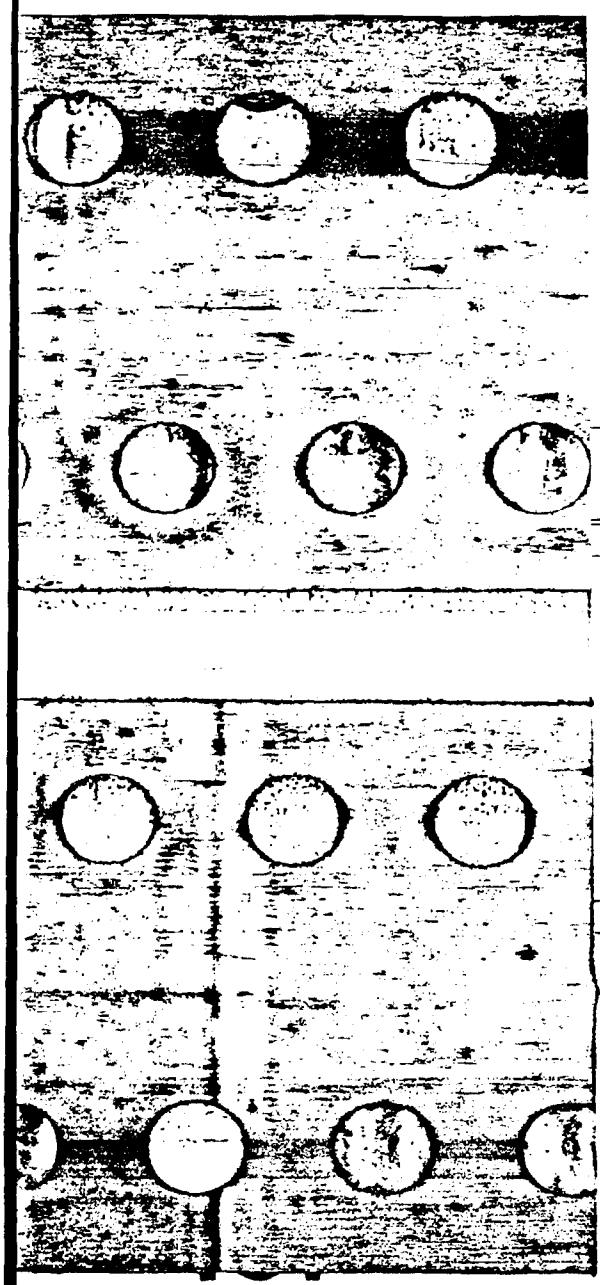
Prepared By:

FDIC
Legal Division, Southeast Service Center
Suite 1800, One Atlantic Center
1201 West Peachtree Street, N.E.
Atlanta, Georgia 30309-3415

0245939
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0611 11/12 0101 03CHECK 790.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10257 PG 339

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/96 01 14:05 0001 0611

0245939
IDENTIF. ↑ REFERENCE

96 NOV 12 PM 2:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087506