TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 5th day of December, 1996, by the **FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC")**, acting in its capacity as Receiver for **Metropolitan Federal Savings and Loan Association, FA**, 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, FA**, whose address is c/o CSW Associates, Inc. 1001 S. Bayshore Drive, Suite 1200, Miami, Florida 33131, as Grantor and J. Edward Ray, whose address is 4310 Baton Rouge, Hermitage, Tennessee 37076, 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.

Official Property I.D. No.: 75-11-259
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 **GRANTOR:**
in the presence of:

FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for: Metropolitan Federal Savings and Loan Association, FA

By: _____
Title: Bradley S. Weiss, Attorney-in-Fact

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being lot No. 85B on the Plan of Rachel,s Square, Section Two, Zone Lot Division Lots 80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98, 99,100,101,103,104,105,106, and 107, as shown on the plan of record in Book 6250, Page 542, Register's office for Davidson County, Tennessee.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8316, page 19, said Register's Office.

STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

On this 5th day of December, 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, FA, 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, FA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

Printed Name: Lily Cheung

My Commission Expires:

Lily Cheung
Notary Public, State of Florida
My Comm. Expires Jun 18, 2000
No. CC550562
Bonded Thru Official Notary Service
1-(800) 723-0121

This instrument was prepared by:

CSW Associates, Inc.
1001 S. Bayshore Drive
Suite 1200
Miami, Florida 33131

Name and Address of New Owner: and
Tax statements for the real property described in this instrument should be sent to:

J. Edward Ray
4310 Baton Rouge
Hermitage, Tennessee, 37076

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

J. Edward Ray, ~~affiant~~

Subscribed and sworn to before me this 6th day of December, 1996.

Notary Public

My Comm. Expires: 11-27-99

hold
After recording, please ~~return~~ this instrument ~~to:~~ **for:**

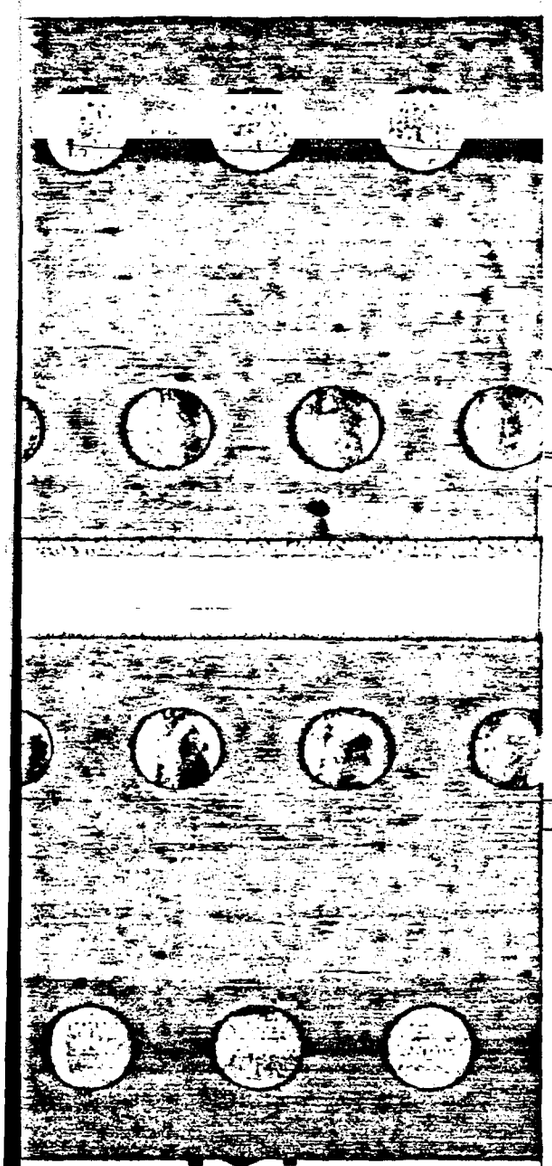
~~J. Edward Ray~~ M. G. Gaston, Jr., Lawyer
~~same as above~~ 2211 Crestmoor Rd., Nashville, TN 37215

3002 12/06 0101 03CHECK 127.40

PICKUP

96 DEC -6 PM 2:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0253506



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10283 PG 456

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 32000.00
				CON TX 118.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 127.40
				CHECK 127.40
			12/06/96 01	14:23 0001 3002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253506
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095648