BOOK 10296 PG 50 FILE BOX 45

TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 12th day of December, 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 Fredda M. Lee and Linda P. England, as joint tenants, whose address is 712 Rachel's Trail, 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.:_____
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, F.A.

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

025459
IDENTIF. & REFERENCE

96 DEC 19 PM 1:40
REGISTER
DAVIDSON COUNTY, TN.

7500 12/19 0101 03CHECK 205.40

STATE OF Florida)
) ss.
COUNTY OF Dade)

On this 12th 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, 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.

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

Tax statements for the real property described in this instrument should be sent to:

Fredda M. Lee and Linda England
712 Rachel's Trail
Hermitage, Tennessee 37076

After recording, please return this instrument to:

Fredda M. Lee and Linda P. England
712 Rachel's Trail
Hermitage, Tennessee 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Marie Bradford
Affiant

Subscribed and sworn to before me this 13th day of December, 1996.

Notary Public

My Commission Expires: 1-20-99

Map 75-7
Parcel 264

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
ZANA C. PETTY

FILE BOX 45

EXHIBIT "A"

LEGAL DESCRIPTION

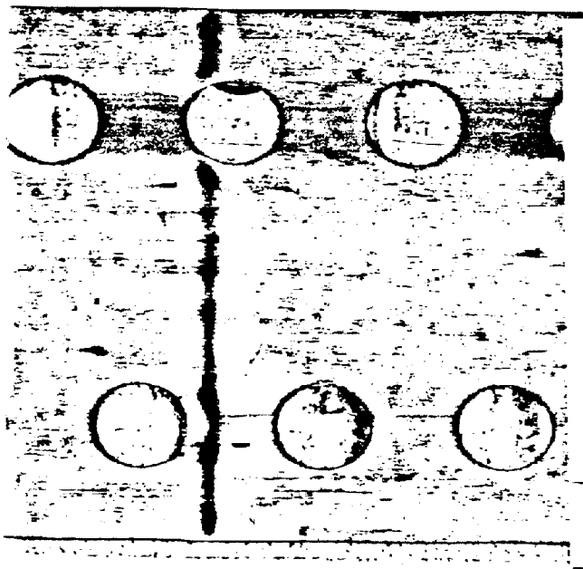
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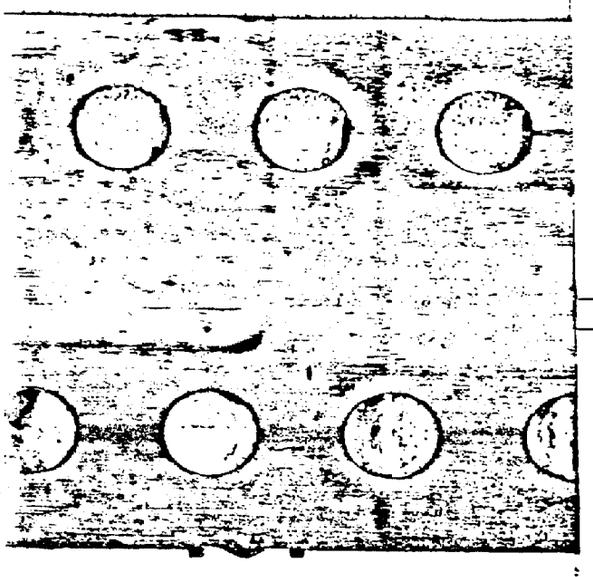
Land in Davidson County, Tennessee, being Lot No. 39B, on the Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48 Rachel Square Section Two, as of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wesley E. Harrell and wife, Lydia A. Harrell by Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association F.A. of record Book 8441, page 229 said Register's Office.

The address of this property is 712 Rachel's Trail, Hermitage, TN.

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 _____

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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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

12/19/96 01 13:41 0001 7500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257459
IDENTIF. # REFERENCE

96 DEC 19 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1100088