Tax Parcel Identification Number: 072130439

Metropolitan Identification Map Number/Symbol: _____

Instr:200004250041001 Page: 1 OF 7
REC'D FOR REC 04/25/2000 2:09:44PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $27.75

This Instrument was Prepared By:
Mr. Edward S. Macleod
1910 Pacific, Suite 13074
Dallas, Texas 75201

After Recording Return To:
WALTER D. ASHBY
1910 PACIFIC AVE STE 12050
DALLAS, TX 75201

QUITCLAIM DEED
(Tennessee)

Date: JANUARY 21, 2000

Grantor:

[✓] Federal Deposit Insurance Corporation in the following capacity(ies):

[✓] Receiver of METROPOLITAN FEDERAL S & L.

[ ] in its corporate capacity.

[ ] in its corporate capacity in the liquidation of _____.

[ ] Manager of the FSLIC Resolution Fund.

[ ] Manager of the FSLIC Resolution Fund as Receiver of _____.

[ ] other: _____.

[ ] _____
{name of Subsidiary}

Grantor's Mailing Address (including county):

1910 Pacific, Suite 12070
Dallas, Dallas County, Texas 75201

Grantee: NASHVILLE AUTO DIESEL COLLEGE, INC. by Thomas Hooper, President

LAMIS # 2203004408871
Asset Name: 954 Strouse Ave.

Grantee's Mailing Address (including county)& send tax bills to:

1524 GALLATIN ROAD DAVIDSON COUNTY
NASHVILLE, TN 37206
Nashville Auto Diesel College, Inc. by Thomas Prager, President

Consideration: Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

[✓] See Exhibit A attached hereto and incorporated herein by reference.

[ ] See immediately following:

Source of Legal Description of Property:

The foregoing description of the Property is derived from (*check applicable box*):

[ ] a boundary survey prepared by the following surveyor:
Name: _____
Address: _____
License Number: _____

[ ] the legal description contained in the previous deed of record

[✓] other source, as indicated (*to be used when the legal description is different from the description contained in the previous deed of record and no boundary survey has been prepared in connection the present conveyance*):
TITLE COMMITMENT

Statement Regarding Improved Status of Property:

[ ] The Property is improved and has the following house and/or street number and post-office address:

_____

_____

[✓] The Property is not improved.

Source of Grantor's Equitable Interest in Property:

The Property was heretofore conveyed to Grantor by that certain (*type of instrument*) Substitute Trustee's Deed, dated 11-2-90, and recorded on (*date*) 11-7-90 in the Office of the County Register in Book 8233, Page 351.

For the consideration stated, Grantor quitclaims to Grantee all of Grantor's right title and interest, if any, in and to the Property (hereafter, the "**Interest**"), to have and to hold the Interest, to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever, *without covenant, representation, or warranty* of any kind or nature, express or implied, with respect to the Interest, or with respect to the Property. Neither Grantor nor Grantor's successors or assigns shall have, claim or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

[✓] FEDERAL DEPOSIT INSURANCE CORPORATION in the capacity(ies) stated.

By: _____

Printed Name: Douglas E. Woodward

Its: Attorney in Fact

[ ] _____

{name of Subsidiary}

By: _____

Printed Name: _____

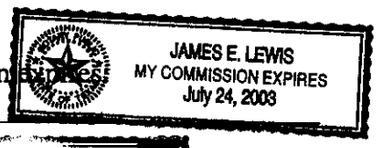
Its: _____

GRANTOR'S ACKNOWLEDGEMENT

{FDIC's Acknowledgement}

THE STATE OF Texas)(
)(
COUNTY OF Dallas)(

This instrument was acknowledged before me on this the 21st day of January, 2000, by Douglas E. Woodward, Attorney In Fact on behalf of the FEDERAL DEPOSIT INSURANCE CORPORATION acting in the capacity(ies) stated in the instrument.



My commission expires:



James E. Lewis
Notary Public

James E. Lewis
Notary's name printed or typed

{Subsidiary's acknowledgement}

STATE OF _____)(
)(
COUNTY OF _____)(

The foregoing instrument was acknowledged before me this ___ day of _____, 1999, by *{individual's name}* _____ *{title}* _____ of *{name of Subsidiary}* _____, *a {place of incorporation}* _____ corporation, on behalf of the corporation.

My Commission Expires:

_____

_____
Notary Public

_____
Notary's name printed or typed

Grantee's Affidavit Regarding Actual Consideration Paid for and Value of Property:

STATE OF TENNESSEE)(
)(
COUNTY OF DAVIDSON)(

I, THOMAS HOOPER, first being duly sworn, make oath as follows:

The actual consideration being paid by Grantee for the purchase of the Property is $7,500; and (b) the actual value of the Property is $9,000.

Nashville Auto Diesel College, Inc. by
Thomas Hooper, President
Affiant's (Grantee's) signature

NASHVILLE AUTO DIESEL COLLEGE, INC by
Thomas Hooper, President
Affiant's (Grantee's) Name Printed or Typed

Sworn to and subscribed before me this 15th day of December, 1999.

My Commission Expires:
5-26-2002

Peggie D. Robertson
Notary Public
Peggie G. Robertson
Notary's Name Printed or Typed

PEGGIE G. ROBERTSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

LAWYERS TITLE
INSURANCE CORPORATION

Nashville Branch
424 Church Street, Suite 200
Nashville TN 37219
615-244-0678
615-244-2896 FAX

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

EXHIBIT "A"



COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. EFFECTIVE DATE:
12/17/98 at 8:00 A.M.

CASE NO: 41829

2. POLICY OR POLICIES TO BE ISSUED:
(A) ALTA OWNER'S POLICY (10/17/92) — AMOUNT $
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1979 — To Be Determined
PROPOSED INSURED:
To Be Determined

(B) ALTA LOAN POLICY (10/17/92) — AMOUNT $
PROPOSED INSURED:

3. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:
FDIC, successor in interest to Resolution Trust Corporation and Metropolitan Federal Savings and Loan Association

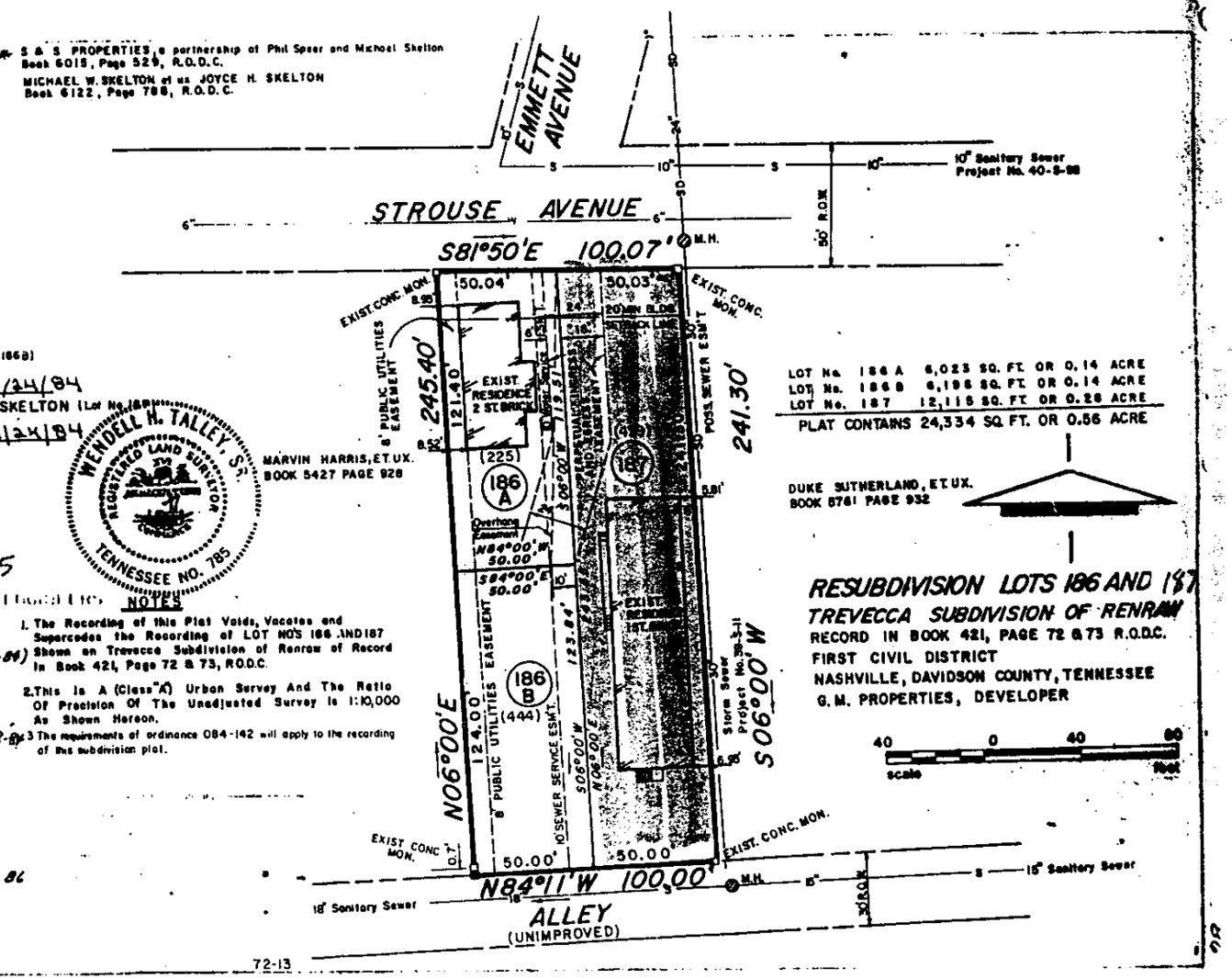
4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 187 - resubdivision of Lots 186 and 187, on the Plan of Trevecca Subdivision of Renraw, as shown on plat of record in Plat Book 6050, page 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Metropolitan Federal Savings & Loan Association, by Deed of Record in Book 8233, page 349, Register's Office for Davidson County, Tennessee.

COPY

EX-A



Name: S & S PROPERTIES (Lot Nos. 186A & 186B)

By: Michael W. Skelton Date: 1/24/84

Name: MICHAEL W. SKELTON ET UX. JOYCE H. SKELTON (Lot No. 187)

By: Joyce H. Skelton Date: 1/24/84

WENDELL H. TALLEY, JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 785

Wendell H. Talley 785

NOTES

1. The Recording of this Plat Voids, Vacates and Supercedes the Recording of LOT NOS 186 AND 187 Shown on Trevecca Subdivision of Renraw of Record In Book 421, Page 72 & 73, R.O.D.C.

2. This Is A (Class "A") Urban Survey And The Ratio Of Precision Of The Unadjusted Survey Is 1:10,000 As Shown Hereon.

3. The requirements of ordinance 084-142 will apply to the recording of this subdivision plat.

Revised (2-29-84)

Travis A. Deep 6-28-84

84-50-11

June 29, 1984 6050 86

Zoned "RM6" (High Density Residential)

72-13

FILE NO 8248-08