This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

320666

IDENTIFICATION

AUG 15 9 10 AM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,765,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 1986.

Notary Public

My commission expires: July 27 1988

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Realmark Property Investors Limited Partnership-IV 680 Statler Towers Buffalo, New York	Realmark Property Investors Limited Partnership-IV 680 Statler Towers Buffalo, New York	107-95 and 107-99

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **RCM INTERESTS,** a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **REALMARK PROPERTY INVESTORS LIMITED PARTNERSHIP-IV** (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto.

This conveyance is subject to those items contained in Exhibit "B" attached hereto.

This is improved property located in Metropolitan Industrial Park, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further.

WITNESS my hand, this the 15th day of August, 1986.

RCM INTERESTS

By: Robert C. H. Mathews, Jr.
Robert C. H. Mathews, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. H. Mathews, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of RCM INTERESTS, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained by signing the name of the RCM INTERESTS by himself as General Partner.

WITNESS my hand and seal this the 15th day of August, 1986.

Juanita D Thomason
NOTARY PUBLIC

My commission expires:

July 27, 1988

EXHIBIT "A"

TRACT I:

Being Lot No. 5 on the plan of the Second Revision Metropolitan Industrial Park, Phase Two, Section 7, of record in Book 5200, Page 483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RCM Interests by deed of record in Book 6003, Page 613, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 18, as shown on Metropolitan Industrial Park, Phase II, Section Nine, as of record in Book 5190, Page 348, Register's Office for Davidson County, Tennesseee.

Being the same property conveyed to RCM Interests by deed of record in Book 6095, Page 209, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 6950 PAGE 454

Permitted Exceptions

1. Taxes, 1986, a lien, but not yet due and payable, books not ready.

2. Restrictive Covenants for Metropolitan Industrial Park, of record in Book 5107, Page 411, Register's Office for Davidson County, Tennessee. (Affects both Tracts)

3. Matters shown on the plan of record in Book 5200, Page 483, said Register's Office. (Affects Tract I)

4. Matters shown on the survey of Barge, Waggoner, Sumner & Cannon, dated August 7, 1986. (Affects Tract I)

5. Matters shown on the plan of record in Book 5190, Page 348, said Register's Office. (Affects Tract II)

6. Matters shown on the survey of Barge, Waggoner, Sumner & Cannon, dated August 7, 1986. (Affects Tract II)

7. Rights or claims of tenants in possession under unrecorded leases.

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

RECEIVED OF _____

FOR _____

BOOK 6950 PAGE 455

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		5,765,000.00(AMT		
			16'42.00	
			.50	
			12.00	
			0527A0C/15/06	16154.30-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32066

IDENTIFICATION REFERENCE

AUG 15 9 18 AM '86

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY
TENNESSEE

No. 283599