STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $733,425.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 1990.

Notary Public

My Commission Expires: 9-11-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757
Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
H M Properties, Inc., a Tennessee corporation 1798 Wilson Parkway Fayetteville, TN 37334	SAME	See Exhibit A

WARRANTY DEED

6703 03/29 0101 03CHECK 2433.22

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a federally chartered savings and loan association, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **H M PROPERTIES, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units No. 122, 123, 124, 126, 128, 129, 130, 131, 133, 134, 135, 136, 137, 140, 142, 146, 147, 149, 150, 152, 153, 154, 155, 157, 158, 159, 160, 161, 162, 163, 165, 166, and 168 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Units.

Being part of the same property conveyed to Metropolitan Federal Savings and Loan Association by Special Warranty Deed from United Residuals, Limited, a Tennessee limited partnership, of record in Book 7833, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of this instrument Grantee undertakes to pay such taxes and to indemnity and hold harmless Grantor against liability, loss or damage resulting from Grantee's non-payment thereof.

2. Sanitary sewers and/or storm drainage easement and a 10 foot temporary construction easement conveyed by deed from James M. Fischer, Jr., to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 19, 1974, of record in Book 4816, page 427, and corrected in Book 4881, page 710, Register's Office for said County.

3. Matters contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium of record in Book 7091, page 302, Register's Office for said County, and the By-Laws and Site-Plan appended thereto.

4. Rights of tenants under leases of the premises.

5. Any other matters against which no warranty is made by Grantor hereunder.

This is improved property known as 21 Vaughn's Gap Road, Nashville, Tennessee 37205.

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 it does covenant with the said Grantee that is is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 28th day of March, 1990.

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: Floyd Shechter

Name: FLOYD SHECHTER

Title: SR. VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Floyd Specter with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 1990.

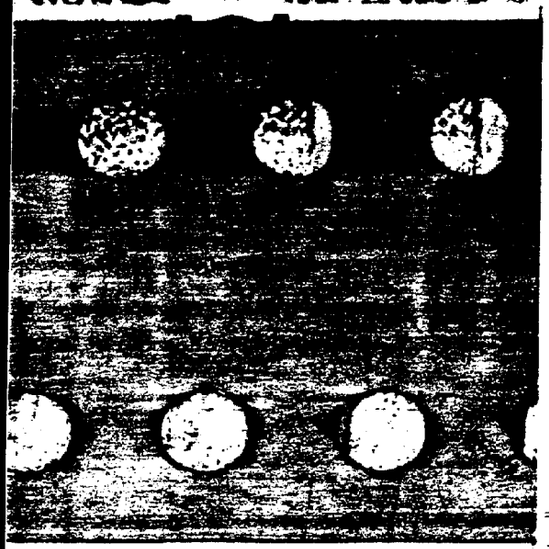
Linda P. Turner
Notary Public

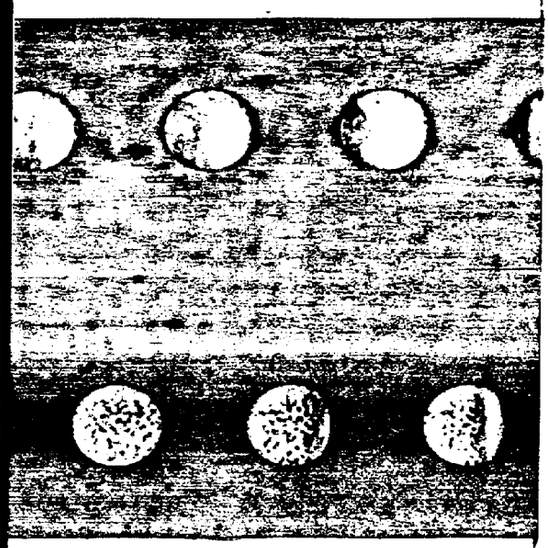
My Commission Expires: 9-11-90

EXHIBIT A

UNIT	MAP-PARCEL NO.	FIELD BOOK
122	129-15-A-0-122	9DZ 73327
123	129-15-A-0-123	9DZ 73328
124	129-15-A-0-124	9DZ 73329
126	129-15-A-0-126	9DZ 73331
128	129-15-A-0-128	9DZ 73333
129	129-15-A-0-129	9DZ 73334
130	129-15-A-0-130	9DZ 73335
131	129-15-A-0-131	9DZ 73336
133	129-15-A-0-133	9DZ 73338
134	129-15-A-0-134	9DZ 73339
135	129-15-A-0-135	9DZ 73340
136	129-15-A-0-136	9DZ 73341
137	129-15-A-0-137	9DZ 73342
140	129-15-A-0-140	9DZ 73345
142	129-15-A-0-142	9DZ 73347
146	129-15-A-0-146	9DZ 73351
147	129-15-A-0-147	9DZ 73352
149	129-15-A-0-149	9DZ 73354
150	129-15-A-0-150	9DZ 73355
152	129-15-A-0-152	9DZ 73357
153	129-15-A-0-153	9DZ 73358
154	129-15-A-0-154	9DZ 73359
155	129-15-A-0-155	9DZ 73360
157	129-15-A-0-157	9DZ 73362
158	129-15-A-0-158	9DZ 73363
159	129-15-A-0-159	9DZ 73364
160	129-15-A-0-160	9DZ 73365
161	129-15-A-0-161	9DZ 73366
162	129-15-A-0-162	9DZ 73367
163	129-15-A-0-163	9DZ 73368
165	129-15-A-0-165	9DZ 73370
166	129-15-A-0-166	9DZ 73371
168	129-15-A-0-168	9DZ 73373

DAVIDSON COUNTY, TN.
MAR 29 9 45 AM '90
IDENTIF. REFERENCE
14387





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

RECEIVED OF _____

FOR _____

BOOK 8075 PAGE 135

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 733425.00
CON TX 2420.22
PRFEE 1.00
WDEED 12.00
TOTAL 2433.22
CHECK 2433.22

03/29/90 01 09:44 0001 6703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 4 3 8 7

IDENTIF. REFERENCE

MAR 29 9 45 AM '90

DAVIDSON COUNTY TN.

No. 305118