STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 8265 PAGE 806

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

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

Notary Public

My Commission expires: 1/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
c/o Edward T. Brading
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
I.M.F.M., Incorporated P.O. Box 158533 Nashville, TN 37215	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	133-14-A-36 133-14-A-37 133-14-A-55

SPECIAL WARRANTY DEED

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 **I.M.F.M., INCORPORATED**, a Florida corporation, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units No. B-17, B-18, and D-6, on the plan of Oakcrest Condominiums, according to the Master Deed of record in Book 5884, page 960, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the property conveyed to Metropolitan Federal Savings and Loan Association, by deeds of record in Book 7596, page 655, Book 7596, page 643, and Book 7663, page 115, Register's Office for Davidson County, Tennessee.

This is improved property, known as Units B-17, B-18, and D-6, 420 Elysian Fields Road, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Any and all unpaid taxes.

2. All matters shown on Plat recorded in Book 5200, page 413, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act," Tennessee Code Annotated, and as set forth in the Master Deed of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee.

4. Rights or claims of tenants in possession.

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 heirs and assigns, forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and it 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 heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS this 28th day of December, 1990.

METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION

By: Mel Gugino

Name: MEL GUGINO

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEL GUGINO 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 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 December, 1990.

Edward J Bradley
Notary Public

My Commission Expires: 1/23/94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

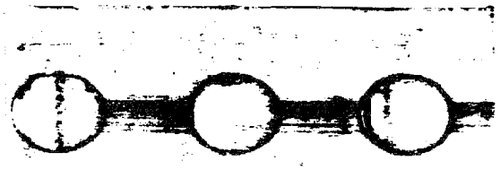
823339 IDENTIF. REFERENCE

DEC 28 3 51 PM '90 FELIX Z. DAVIDSON COUNTY TN

2725 12/28 0101 03CHECK 205.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

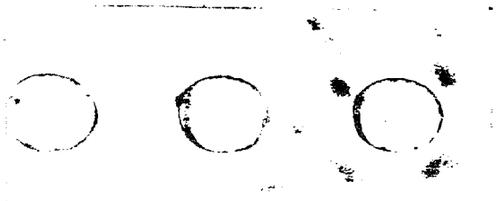
FOR _____

BOOK 8265 PAGE 808



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

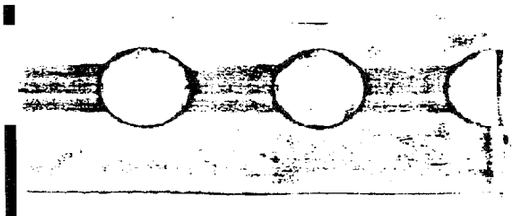
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/90 01 15:51 0001 2725



82339

IDENTIF. REFERENCE

DEC 28 3 51 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385101