This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

I.M.F.M., Inc.
P.O. Box 158533
Nashville, TN 37215

Same

Map 108-16
Parcel No. 127

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $46,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 1992.

Notary Public at Large

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $46,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto I.M.F.M., Inc., a Florida Corporation (hereinafter "Grantee"), its successors and assigns, certain real estate described as follows:

> BEING Lot No. 59 on the Plan of Lakeview Hills, Section 4, of record in Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to First American National Bank by Substitute Trustee's Deed of record in Book 8577, page 847, Register's office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 1513 Watercress Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, its successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County Ad Valorem taxes for the property which remain unpaid at the time of this conveyance.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, set back requirements or other conditions of record in the Davidson County Register of Deeds offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 4th day of May, 1992.

FIRST AMERICAN NATIONAL BANK

By: Samuel M. Ballesteros

Title: VP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Samuel M. Ballesteros with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice-President of First American National Bank, the within named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 4th day of May, 1992.

David M Smythe
Notary Public - at Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-23-94

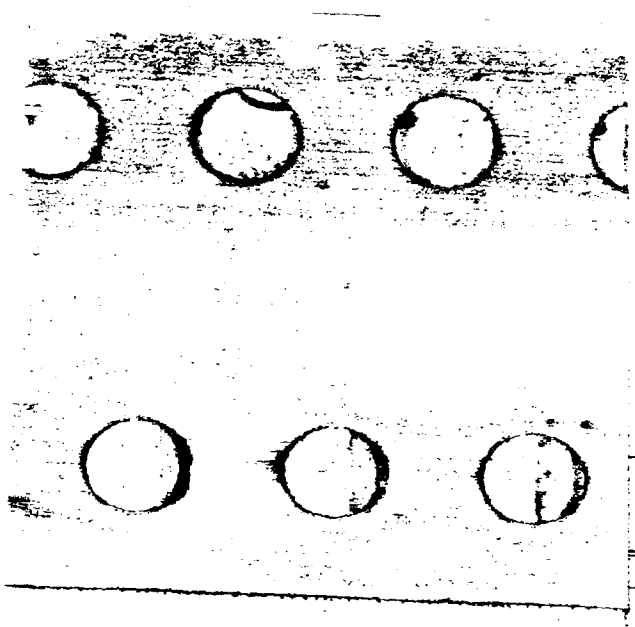
15503

IDENTIF. TREFERENCE

JUN 2 1 45 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

5957 06/02 0101 03CHECK 179.05



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

RECEIVED OF _____

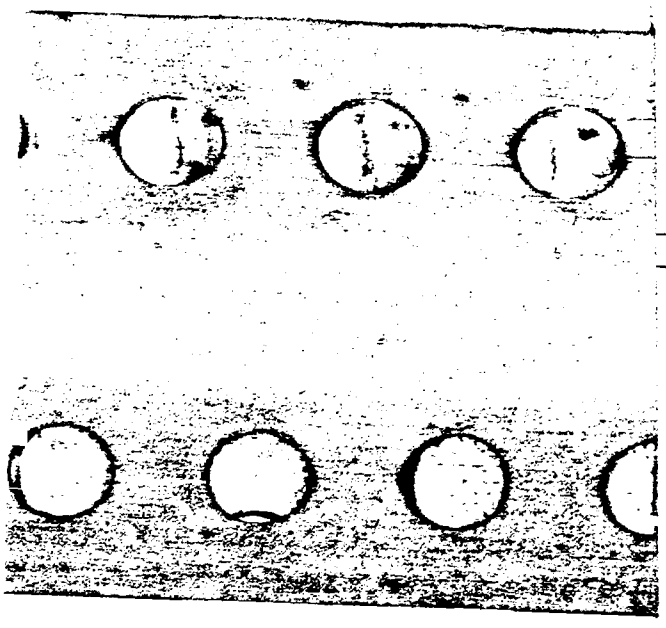
FOR _____

BOOK 8640 PAGE 959

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 6.00
TOTAL 179.05
CHECK 179.05
06/02/92 01 13:42 0001 695



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1550 3

IDENTIF. REFERENCE

JUN 2 1 45 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 536760