Box 13

Name and of New Owner(s):
Mortgage Menders LLC
2616A Old Lebanon Rd
Nashville, TN 37214

Send Tax Bills to:
Same as New Owners

Tax ID Nos.
Map 119-14A Parcel 55

Davidson County DEEDWARR
Recvd: 04/12/01 12:15 3pgs
Fees:15.00 Taxes:140.60
20010412-0036053

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **IMC MORTGAGE COMPANY, BY AND THROUGH ITS ATTORNEY-IN-FACT, Ocwen Fedral Bank, FSB**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Mortgage Menders LLC** ("Grantee"), its successors, heirs and assigns, certain land in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

> Subject to property taxes for 2001, a lien, but not yet due; and further subject to notes, easements and building setback lines, if any, as may be set forth on the Site Plan of Kingswood Condominiums of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, subject to the Master Deed of record in Book 6058, Page 320, said Register's Office, and the By-Laws appended thereto.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, its successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor but no further or otherwise.

Executed this the 23 day of March, 2001.

IMC MORTGAGE COMPANY
BY ITS ATTORNEY-IN-FACT
Ocwen Federal Bank, FSB
BY ITS DULY AUTHORIZED OFFICER(S)

OCWEN FEDERAL BANK FSB CORPORATE SEAL

TITLE: ARTHUR J. CASTNER Vice President

ATTEST:
TITLE: DONNA L. McPEEK Assistant Secretary

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Arthur J. Castner and DONNA I. McPEEK with whom I am personally acquainted and who upon _____ (his, her, ~~their~~) oath(s) acknowledged _____ (herself, himself, ~~themselves~~) to be the Vice President and Assistant Secretary respectively of **Ocwen Federal Bank, FSB** the within named Attorney-in-Fact for IMC MORTGAGE COMPANY, and that _____ as such Vice President and DONNA I. McPEEK as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of IMC Mortgage Company by the said Arthur J. Castner as such Vice President and attesting the same by the said DONNA I. McPEEK as such ~~Trust~~ Assistant Sect..

Further, said officer(s) of said Ocwen Federal Bank, FSB have executed the foregoing instrument on behalf of Ocwen Federal Bank, FSB as Attorney-in-Fact for IMC MORTGAGE COMPANY pursuant to a Limited Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee and Ocwen Federal Bank, FSB acknowledges that it executed the same as the free act and deed of the said IMC MORTGAGE COMPANY.

Witness my hand and official seal at office at West Palm Beach, Florida, on this the 23 day of March, 2001.

Notary Public

My Commission Expires: 12/19/04

MARIA A. LOVUOLO
MY COMMISSION # CC 989356
EXPIRES: December 19, 2004
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00.

Mortgage Mentors LLC
By: _____
(Purchaser)
Title: _____

Subscribed and sworn to before me
this the 23rd day of March, 2001.

Notary Public

My Commission Expires: 5/26/2002

THIS INSTRUMENT PREPARED BY & RETURN TO:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 103
MADISON, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 55 as shown on the Site Plan of Kingswood Condominiums of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums as recorded in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to IMC Mortgage Company by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, dated June 9, 2000 and record June 15, 2000 as Instrument #200006150059731, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2929 Selena Drive, Unit D-55, Nashville, TN 37211.