DEED

BOOK 8794 PAGE 14

This Deed made and entered into this 6th day of August, 1992 by and between Henry C. Erwin and Virginia Wilma Ewing, parties of the first part and United Companies Lending Corporation, P.O. Box 1591, Baton Rouge, LA 70821-1591, party of the second part.

WITNESSETH: That for and in consideration of the sum of Twenty Seven Thousand Two Hundred Fifty & 79/100**********

cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part its successors and assigns, the following described propert located in Davidson County, Tennessee, to -wit:

Being Lot No. 86 on the Map of Shields' New West Nashville Plan of lots, as of record in Book 57, Page 77, Register's Office for said County,and a strip of ground lying between the easterly line of said lot and the westerly margin of 37th Ave. North, formerly New Pilcher Street.

Said Lot No. 86 fronts 50 feet, more or less, on the westerly side of 37th Avenue North, formerly New Pilcher Street, and together with said strip runs back between parallel lines to an alley, measuring 50 thereon.

Being the same property conveyed to Henry C. Erwin and Virginia Wilma Ewing by deed of record in Book 3908, Page 167, Register's Office Davidson County, Tennessee. Helen Erwin joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have marital or otherwise.

This Deed is being executed in lieu of foreclosure of a mortgage dated November 26, 1991, executed by Henry C. Erwin and wife, Helen Erwin and sister, Virginia Wilma Erwin, of record in Book 8501, Page 429, in the Register of Deeds Office of Davidson County, Tennessee.

It is the intention of the grantor and the grantee that the mortgage of record in Book 8501, Page 429, Register's Office for Davidson County, Tennessee, not merge with the title acquired by the grantee pursuant to this deed. No merger will occur unless and until such time as the grantee executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such a instrument is executed and recorded, the mortgage will remain a valid and continuing lien, securing title, and security interest against, in, and to the property described herein.

TO HAVE AND TO HOLD the same with all the appurtenances thereto belonging to the party of the second part, its successors and assigns forever, with Covenant of General Warranty.

This conveyance is subject to any and all planning and zoning regulations and any and all easement and restrictions of record.

IN TESTIMONY WHEREOF, witness the hand of the parties of the first part on this 6th day of August, 1992.

Witness our hands this 6th day of August, 1992.

Helen Erwin
Helen Erwin

Henry C. Erwin
HENRY C. ERWIN

Virginia Wilma Ewing
VIRGINIA WILMA EWING

THIS IS IMPROVED PROPERTY KNOWN AS 303 37th Avenue North, Nashville, Tn 37209.

STATE OF TENNESSEE

BOOK 8794 PAGE 15

COUNTY OF DAVIDSON

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State the within named Henry C. Erwin and Virginia Wilma Ewing the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of August, 1992.

My Commission Expires: 1-27-96 NOTARY PUBLIC D. Ronald Ingram

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater is $27,250.00. This is equal to or greater than the property would bring at a fall and voluntary sale.

D. Ronald Ingram

Sworn to and subscribed before me this 23rd day of November, 1992.

My Commission Expires 3-27-93 NOTARY PUBLIC Ann McClure

SEND TAX BILL TO:

UNITED COMPANIES LENDING CORPORATION
P.O. BOX 1591
Baton Rouge, LA 70821-1591

MAP AND PARCEL I

IDENTIFICATION REFERENCE

6.7.2.9.6.

Nov 23 1 29 PM '92

KAY C. WILSON III REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
AMQUI TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, TN 37072

SUBJECT TO A TITLE EXAMINATION SHOWING NO OTHER LIENS AGAINST SAID PROPERTY AND APPROVAL FROM HOME OFFICE OF UNITED COMPANIES LENDING CORPORATION.

State of Tennessee

0112 11/23 0101 03CHECK 110.01

County of Davidson

Personally appeared before me, D. Ronald Ingram, a Notary Public in and for said County and State the within named Helen Erwin the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of November, 1992.

My Commission Expires: 1-27-96

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

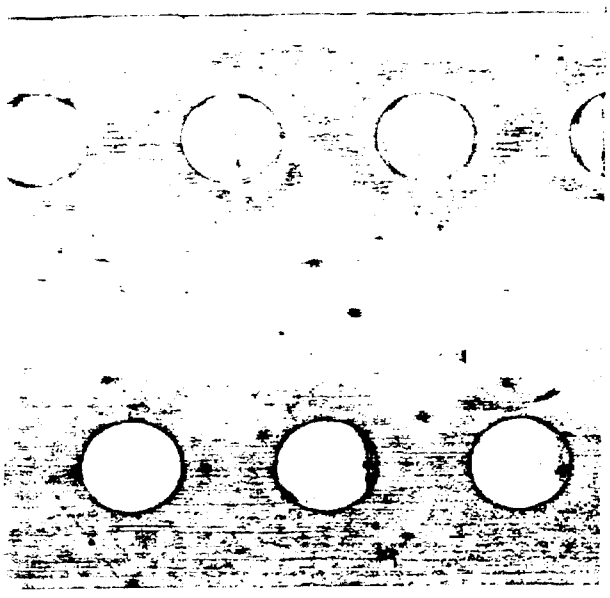
RECEIVED OF _____

FOR _____

BOOK 8794 PAGE 16

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	27250.00
			CON TX	101.01
			PRFEE	1.00
			WDEED	8.00
			TOTAL	110.01
			CHECK	110.01
11/23/92	01	13:27	0001	0112



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 2 9 6.

IDENTIFICATION REFERENCE

NOV 23 1 29 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 593847