Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, Suite 212
Madison, TN 37115

WARRANTY DEED

BOOK 10145 PG 455

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland D. Watts (NAME)	United Companies Financial Corp. (NAME)	83-2 178
6744 Quiet Lane (STREET ADDRESS OR ROUTE NUMBER)	1451 Elm Hill Pike, Suite 250 (STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37211 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.000---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantee of the unpaid balance owing on a note in the original amount of $24,100.00 to United Companies Financial Corporation, secured by a Deed of Trust to Joe B. Phillips, Trustee, of record in Book 7928, page 712, Register's Office for Davidson County, Tennessee, and the assumption by the Grantee of the unpaid balance owing on a note in the original amount of $14,870.00, dated January 12, 1989, to NationsBank, secured by a Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

Sunny C. Owunnah and wife, Mary E. Owunnah,

have this day bargained and sold, and do hereby transfer and convey unto the said

Leland D. Watts, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

3160 08/05 0101 01CASH 78.93

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of E. T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Book 332, page 91, 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 Sunny Owunnah by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7609, page 966, Register's Office for Davidson County, Tennessee.

The said Sunny Owunnah and Sunny C. Owunnah is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 18,900.00

Subscribed and sworn to before me, this the 2 day of August 19 96.

Affiant

My commission expires: _____ (Affix Seal) Notary Public

My Commission Expires NOV. 27, 1999

This is improved (X) unimproved ( ) property, known as 1605 Douglas Avenue, Nashville, Tennessee (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Leland D. Watts, his

(successors), heirs and assigns forever We covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as stated above.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this day of 19 96 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Sunny C. Owunnah 8/2/96 Mary E. Owunnah

SUNNY C. OWUNNAH MARY E. OWUNNAH

BOOK 10115 PG 456

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sunny C. Owunnah and wife, Mary E. Owunnah,

(or proved to me on the basis of satisfactory evidence)
the within named bargainor .s...., with whom I am personally acquainted, and who acknowledged that ....they... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1996

Notary Public

Commission expires My Commission Expires NOV. 27, 1999

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 ..... .

..... Notary Public

Commission expires .....

MAIL ENV.

FELIX A. WHITWELL REGISTER
DAVIDSON COUNTY, TN.
96 AUG -5 AM 11:51

02 10938
IDENTIF. & REFERENCE

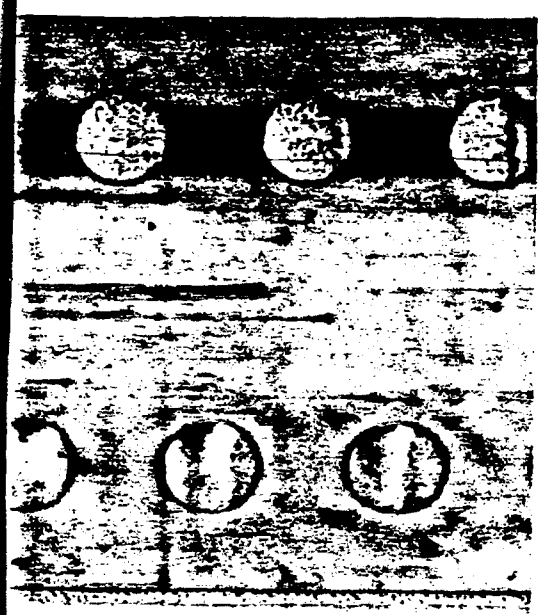
WARRANTY DEED

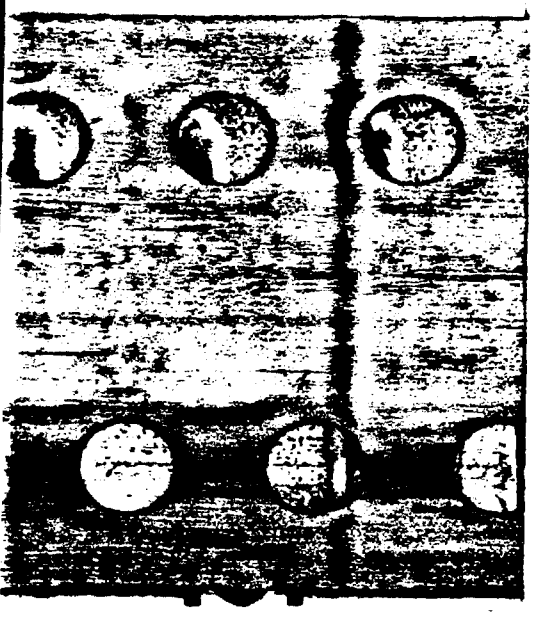
FROM

SUNNY C. OWUNNAH AND WIFE
MARY E. OWUNNAH

LELAND D. WATTS

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 100, Madison Bldg.
232 Madison St.
MADISON, TENNESSEE 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10145 PG 457

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	18900.00
CON TX	69.93
PRFEE	1.00
MDEED	8.00
TOTAL	78.93
CASH	78.93

08/05/96 01 11:59 0001 3160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02110938
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 11:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070732