56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10314 PG 620

THIS INDENTURE, made and entered as of the 31st day of December, 1996 by and between

UNITED COMPANIES LENDING CORP , a STATE OF LOUISANA corporation,

hereinafter referred to as Grantor, and

MICHAEL EARL BOOKER and YOLANDA BOOKER, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF BAXTER HEIGHTS, AS OF RECORD IN BOOK 2083 PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT FRONTS 135 FEET ON THE NORTHERLY SIDE OF OAK STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO UNITED COMPANIES LENDING CORP. BY DEED FROM JAMES A. CRISLIP, TRUSTEE, OF RECORD IN BOOK 10161 PAGE 912 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

RONNIE L. PICKARD

JESS KINDIG

UNITED COMPANIES LENDING CORP

GEORGE KILLAM
VICE PRESIDENT

SEAL

CORPORATE

STATE OF LOUISANA)
COUNTY OF EAST BATON ROUGE)

BOOK 10314 PG 621

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared GEORGE KILLAM with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be VICE PRESIDENT of the UNITED COMPANIES LENDING CORP, the within named bargainor, a corporation, and the he/she as such VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as VICE PRESIDENT.

Witness my hand, at office, in BATON ROUGE, this 29TH day of JANUARY, 19 97.

Christy Shaffer
Notary Public

Commission Expiration: _____

Christy Shaffer, Notary Public duly commissioned and qualified in and for the parish of East Baton Rouge, State of Louisiana. My commission is for life.

CHRISTY SHAFFER NOTARY PUBLIC EAST BATON ROUGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **31st** day of **December, 1996.**

Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:
NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

SEND TAX BILLS TO:
UNITED COMPANIES
3354 PERIMETER HILL DRIVE
NASHVILLE, TN 37211

PROPERTY ADDRESS:
805 OAK STREET
NASHVILLE, TN 37216

MAP PARCEL NUMBER
61-14-105

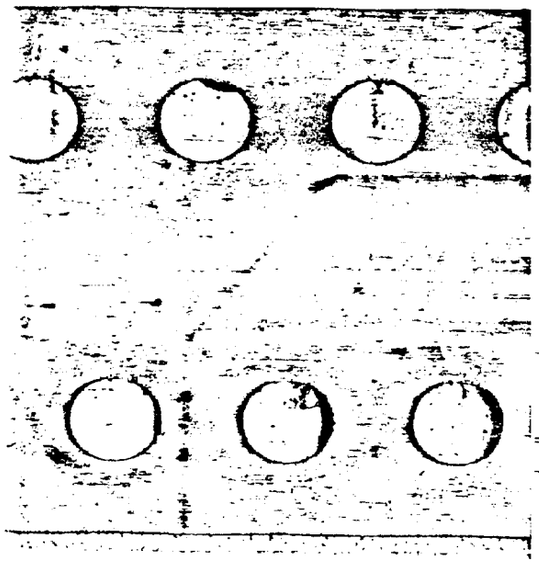
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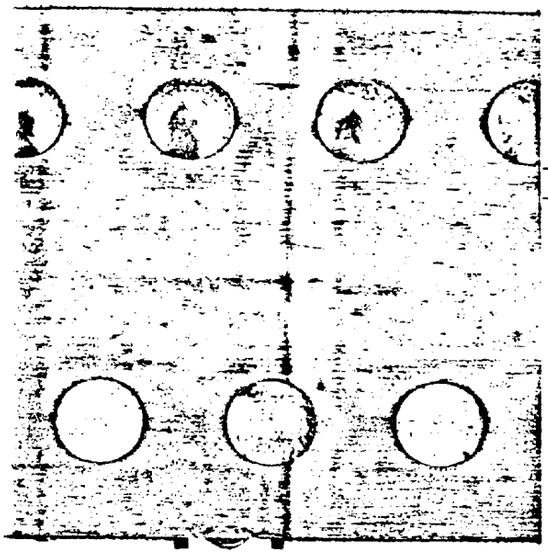
97 FEB -7 PM 3:29

FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TN.

0271460

IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10344 PG 622

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

02/07/97 01 15:14 0001 4615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271460
IDENTIF. & REFERENCE

97 FEB -7 PM 3:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115106