Map 81,Group 7,Parcel 370

BOOK 10589 PG 655

Send tax bill to:

Leland Watts
1912 12th Avenue North
Nashville, TN 37208

Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of August, 1997, by and between ***United Companies Lending Corporation***, party of the first part and ***Leland Watts***, party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated in Davidson County, State of Tennessee:

Being Lot No. 71 on the Map of Cephas Woodards's Subdivision of Lots 5 and 6 in the Woodard Property as of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the Easterly side of 12th Avenue North, formerlyy Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to United Companies Lending Corporation by deed from James A. Crislip, Trustee of record in Book 10406, Page 723, 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 party of the second part, his heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

UNITED COMPANIES LENDING CORPORATION

BY: _____

TITLE: George Killam, Vice President

CORPORATE SEAL

PICK-UP

97 SEP -2 AM 10:57

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

034347 1
IDENTIF. # REFERENCE

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

BOOK 10589 PG 656

BEFORE ME, the undersigned notary public duly commissioned and qualified in the above said parish and state, and before the undersigned witnesses, personally came and appeared, GEORGE KILLAM, who declared and acknowledged to me that he is the VICE PRESIDENT OF UNITED COMPANIES LENDING CORPORATION, that he executed the foregoing instrument for the uses, considerations and purposes therein expressed, and that he executed the same as the free act and deed of the said corporation by authority of its Board of Directors.

SIGNED at Baton Rouge, Louisiana, on the 27th day of August, 1997.

NOTARY PUBLIC

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

My Commission expires: _____

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 **$14,000.00** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

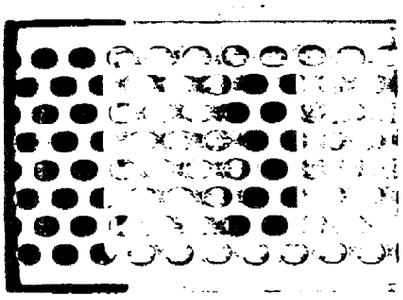
Karen Heavener
Affiant

Subscribed and sworn to before me this the 29th day of August, 1997.

Notary Public

My Commission Expires: life

3239 09/02 0101 03CHECK 69-80



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10589 PG 657

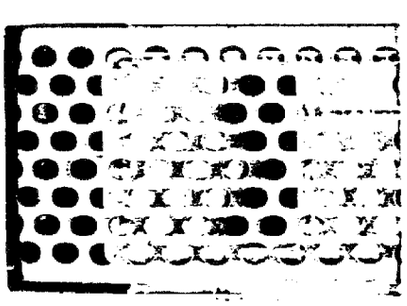
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	14000.00
CON TX	51.80
PRFEE	1.00
WDEED	8.00
TOTAL	60.80
CHECK	60.80

09/02/97 01 10:59 0001 3239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343471
IDENTIFICATION REFERENCE

97 SEP -2 AM 10:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192