John Rogers
2 90364 0815

Send tax bill to:

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

Albert B. Morrison
1809 10th Avenue North
Nashville, TN 37208

81-07
354

SPECIAL WARRANTY DEED

BOOK 10798 PG 274

THIS INDENTURE, made and entered into this 13th day of February 1998, by and between ***United Companies Lending Corporation***, party of the first part and Albert B. Morrison, 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:

Land in Davidson County, Tennessee being the northerly 20 2/3 feet of Lot No. 18 on the southerly 29 1/3 feet of Lot No. 19 on the Subdivision of Lot No. 1 of Woodard property called the Maple Grove Plan of record in Book 57, Page 83, said Register's Office.

Said parts of said lots adjoin and front together 50 feet on the westerly side of 10th Avenue North, and extends back between parallel lines 174.0 feet to the easterly margin of Owen Street.

Being the same property conveyed to United Companies Lending Corporation by deed of record in Deed Book 10626, page 30 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, their 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: _____

PICK-UP

TITLE: Gregory A. Fontenot, Vice President

0401838
IDENTIF. + REFERENCE

98 FEB 18 PM 12:53
DAVIDSON COUNTY, TN

John Ayers
29036 40815

STATE OF Louisiana
~~COUNTY~~ *OF* East Baton Rouge
Parish

BOOK 10798 PG 275

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Gregory A. Fontenot with whom I am personally acquainted and who upon his oath acknowledged himself or herself to be the Vice President of United Companies Lending Corporation, a corporation, the within named bargainor and that he or she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself or herself as such Vice President.

WITNESS my hand and official seal at office in Baton Rouge, Louisiana on this the 13th of February, 1998.

Deborah S. Aydell
NOTARY PUBLIC

Deborah S. Aydell, duly commissioned in and for the parish of Livingston, qualified to act in and for the parish of East Baton Baton Rouge, state of Louisiana. My commision is for Life.

My Commission expires: at death

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 **$24,000.00** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

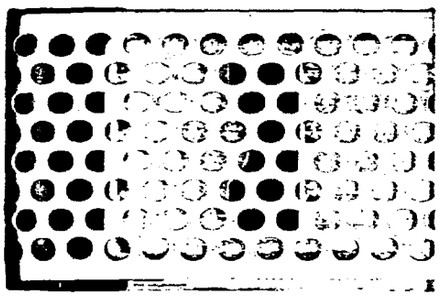
Karen Heavener
Affiant

Subscribed and sworn to before me this the 13th day of Feb 1998.

NOTARY PUBLIC

My Commission Expires: 11/20/99

4645 02/18 0101 03CHECK 97.80



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

RECEIVED OF _____

FOR _____

BK/PG 10798/276

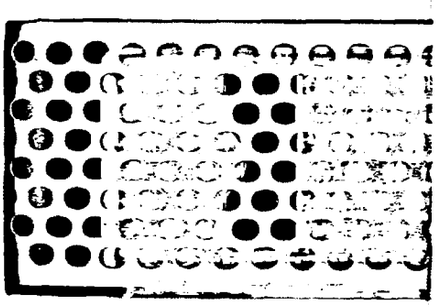
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24000.00
CON TX 88.80
PRFEE 1.00
WDEED 8.00
TOTAL 97.80
CHECK 97.80

02/18/98 01 12:51 0001 4645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401838
IDENTIF. & REFERENCE

98 FEB 18 PM 12:53

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255148