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

Send tax bill to:

Joseph & Dionne Pruitt
733 25th Avenue North
Nashville, TN 37208

Fannie Craig
24601406 70

SPECIAL WARRANTY DEED

BOOK 10878 PG 704

THIS INDENTURE, made and entered into this 22nd day of May, 1997, by and between ***United Companies Lending Corporation***, party of the first part and ***Joseph Pruitt and wife, Dionne Pruitt***, party of the second part:

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 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. 21 on the map of Buchi's Subdivision of Lot No. 20 of McNairy's Subdivision as of record in Book 421, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the west side of 25th Avenue North and runs back between lines 154 feet more or less to an alley in rear on which it measures 50 feet.

Being the same property conveyed to United Companies Lending Corporation by deed from James A. Crislip, Trustee of record in Book 10304, Page 279, 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.

BY: _____
George Killam, Vice President

TITLE: Vice President

0423280
IDENTIF. & REFERENCE

98 APR -8 PM 12:05
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

PICK-UP

7629 04/08 0101 03CHECK _ 107.05

Fannie Craig
7960140670

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

BOOK 1087 PAGE 705

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, George Killam with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of United Companies Lending Corporation, the within named bargainor and that he 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 as such Vice President.

WITNESS my hand and official seal at office in Baton Rouge, Louisiana, this the 22nd of May, 1997.

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

NOTARY PUBLIC

My Commission expires: at death

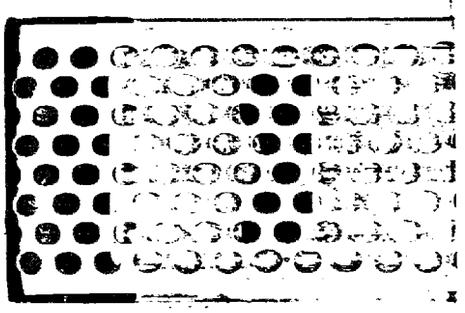
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$26,500.00** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Karen Heavener
Affiant

Subscribed and sworn to before me this the 22 day of May 1997.

Notary Public

My Commission Expires: 11/20/99



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

RECEIVED OF _____

FOR _____

BOOK 10878 PG 706

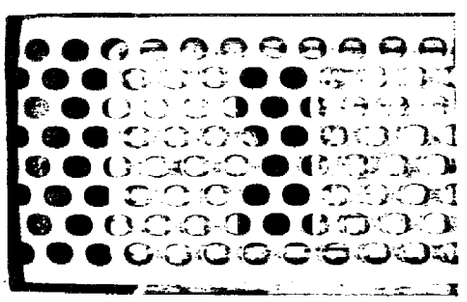
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26500.00
CON TX 98.05
PRFEE 1.00
WDEED 8.00
TOTAL 107.05
CHECK 107.05

04/08/98 01 12:05 0001 7629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0423280
IDENTIF. # REFERENCE

98 APR -8 PM 12:05

FILED & RECORDED IN OFFICIAL RECORDS
DAVIDSON COUNTY, TN.

No. 1277857