BOOK 11518 PG: 236

Send tax bill to:

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

Michael W. O'Neill and Eric Crafton
140 Carnavon Parkway
Nashville, TN 37205

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of June 1999, by and between ***United Companies Lending Corporation***, party of the first part and Michael W. O'Neill, unmarried and Eric Crafton, married, as tenants in common with right of survivorship 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 part of Lot No. 5 on the Map of Brownsville, as of record in Book 21, Page 9, Register's Office for said County and shown on a plan of Subdivision of a part of Lot No. 5 on the plan as of record in Book 161, Page 67, Register's Office for said County.

Beginning as a point in the East margin of Manchester Avenue, at the northwest corner of the property conveyed to B.E. Gannon, et ux, of record in Book 1634, Page 375, Register's Office for Davidson County, Tennessee, said point being 267 feet North of Benjamin Street; thence with Gannon's North line, Easterly 200 feet , more or less, to the West with Gannon's North line, Easterly 200 feet more or less to the West margin of an alley, being 267 feet-6 inches North of Benjamin Street; thence with the margin of said alley, Northerly 91.7 feet to a point; thence Westerly 64 feet to a point; thence Southerly 1.7 feet; thence Westerly 136 feet, more or less, to the East margin of Manchester Avenue; thence with the margin of same, Southerly 90 feet to the beginning.

Being the same property conveyed to United Companies Lending Corporation by deed from Paul N. Royal, Substitute trustee of record in Book 11255, Page 931, 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: _____
Gregory A. Fontenot

TITLE: Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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STATE OF Louisiana
PARRISH OF East Baton Rouge

Before me, the undersigned, a Notary Public within and for the State and Parrish 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, La **on this the** 2nd **of** June, **1999**

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.

Document Not Prepared By Notary
Notary ONLY Witnessed Signatures.

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 $67,000.00 which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th **day of** June **1999.**

Rachelle W. Fox

NOTARY PUBLIC

My Commission Expires: 1-2-2002

MAIL ENV.

0597399

RECEIVED & RECORDED
99 JUN-8 PM 2:11
BILL GRANTLEY REGISTER
MADISON COUNTY, TN.

258.00 04/00 0101 02CHECK

7120

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0597399

IDENTIFICATION REFERENCE

99 JUN -8 PM 2:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	67000.00		
CON TX	247.90		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	258.90		
CHECK	258.90		
06/08/99	01	14:19 0001	7120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471599