BOOK 11743 PAGE 223

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **November, 1999** between UNITED COMPANIES LENDING CORPORATION, GRANTOR, and **LELAND D. WATTS, A MARRIED MAN, GRANTEE(S)**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, UNITED COMPANIES LENDING CORPORATION, A DELAWARE CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LELAND D. WATTS, A MARRIED MAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 813 LISCHEY AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said GRANTOR hereby covenanting that said GRANTOR and its successors and assigns shall and will WARRANT AND DEFEND the title to the premises unto the said GRANTEE, his/her successors, heirs and assigns FOREVER against the lawful claims of all persons claiming by, through or under the GRANTOR but none other excepting, however, the general taxes for the calendar year 1999 and thereafter, and special taxes, if any, becoming a lien after the date of this deed.

WITNESS the hand and seal of GRANTOR'S duly authorized official on the day and year first above written.

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

UNITED COMPANIES LENDING CORPORATION
by Integrated Asset Services, Inc.
as Attorney in fact

BY: Kathryn L Berthiaume
Signature of Officer
Print Name Kathryn L. Berthiaume
Print Title Vice President

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

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CORPORATE
STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kathryn L. Berthiaume, VP, 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 **INTEGRATED ASSET SERVICES, INC.**, the within named bargainor, a corporation, and that he/she as such has, 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 Englewood, Colo, Arapahoe County, this 10th, day of November, 1999.

Notary Public

My Commission Expires: April 1, 2002

JENNITA L. FOLEY NOTARY PUBLIC STATE OF COLORADO

Name and Address of Property Owner:

LELAND D. WATTS, A MARRIED MAN
2819 Gallatin Road
Nashville, TN 37216

Property Address:

813 LISCHEY AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-7, PARCEL 397

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF &CO&

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$13000**, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11 day of November, 1999.

Notary Public

My Commission Expires: 5/28/2002

EXHIBIT 'A'

BEING Lot No. 7, on the Map of Millers Addition to Edgefield, as shown by plat and survey of record in Plat Book 57, page 133 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to UNITED COMPANIES LENDING CORPORATION, A Louisiana CORPORATION, by Deed from JOHN B. PHILIP, SUB. TRUSTEE, of record in Book 11389, page 663, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 82-7, PARCEL 397, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 309.35).

2. All matters as set forth on the Plan of record in Plat Book 57, page 133, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Metropolitan Nashville and Davidson County Codes letter dated June 14, 1999, of record in Book 11543, page 684, said Register's Office.

4. Notice of Lien from Metropolitan Nashville and Davidson County, Tennessee, of record in Book 11639, page 789, said Register's Office.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0637466

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CAMT	13000.00
CON TX	48.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	63.10
CHECK	63.10

11/15/99 01 14:16 0001 1399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539079