THIS INSTRUMENT WAS PREPARED BY
Charles E. Reed, Attorney at Law
7065 Moores Lane, Suite 200
Brentwood, Tennessee 37027
(615) 221-5166

Instr:20000215001515 Page: 1 OF 2
REC'D FOR REC 02/15/2000 11:59:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $64.75

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Doyle T. Millsaps	Doyle Thomas Millsaps	81-07-168.00
1711 Seifried Street	801 3rd Avenue South	
Nashville, TN 37208	Nashville, TN 37210	

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, United Companies Lending Corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to Doyle Thomas Millsaps ("Grantee"), his successors, heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 60 on the Plan of George Shield's 2nd Addition to North Nashville Plan of Lots, recorded in Book 57, page 146, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 50 feet on the South Side of Seifried Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to United Companies Lending Corporation by Substitute Trustee's Deed from Paul N. Royal, Substitute Trustee, dated December 29th, 1999, and of record as instrument number *_____, Register's Office for Davidson County, Tennessee.
*Substitute Trustee's Deed being recorded simultaneously.

TO HAVE AND TO HOLD the aforesaid Property, together with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized in fee of the aforesaid Property, that Grantor has a good right to sell and convey the same, and that the same is free from encumbrances except as follows:

1) Accrued taxes and taxes not yet due and payable but constituting a lien upon the Property; 2) Restrictive covenants, building lines and easements of record in the Register's Office of Davidson County, Tennessee; 3) H-7 Code Repair Order of record in Book 11747, page 466 Register's Office for Davidson County, Tennessee, and any lien(s) resulting therefrom.

This is improved property known as: 1711 Seifried Street, Nashville, Tennessee 37208.

Grantor further covenants and warrants to defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by authority of its Board of Directors, this 10th day of February, 2000.

United Companies Lending Corporation

By: Barr and Associates, a California corporation, as Attorney-in-Fact

By: Gilbert B. Rivera
Gilbert B. Rivera
Its: Director of Investor Relations

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert B. Rivera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Director of Investor Relations of Barr and Associates, a California corporation (the "Corporation"), as Attorney-in-Fact for United Companies Lending Corporation ("United"), the within named bargainor, a corporation, and that he as such Director of Investor Relations of the Corporation executed the foregoing instrument for the purposes therein contained, and who further acknowledged that the Corporation is the Attorney-in-Fact of United, and is authorized by United to execute this instrument on behalf of United as the free act and deed of United, by virtue of that Power of Attorney duly executed by United and recorded of even date herewith, as the instrument number immediately preceding the instrument number hereof, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Diamond Bar, California, this 10th day of February, 2000.

My Commission Expires: NOVEMBER 6, 2003

Doris A. Barr
Notary Public

DORIS A. BARR
Comm. # 1240980
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Nov. 6, 2003

STATE OF TENESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,500.00

Affiant

Subscribed and sworn to before me, this 10th day of February, 2000.

WANDA F. NOKES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires
10-9-2001