This Instrument was Prepared By:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

Map to be assigned

ADDRESS NEW OWNER:

American General Finance, Inc.
2144 Gallatin Pike
Madison, Tennessee 37115

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SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,983.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of November, 1989.

NOTARY PUBLIC

My Commission Expires: March 11, 1990

83826

IDENTIF. TREFERENCE

May 21 2 04 PM '89

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of November, 1987, Margaret Roberts and husband, Lyndal Roberts, executed a Deed of Trust to Ted A. Burkhalter, as Trustee, to secure a promissory note of even date in the amount of $35,000.00 payable to the order of Michael W. Skelton as fully set out in Book 7530, Page 132, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Michael W. Skelton did assign said note and Deed of Trust to American General Finance, Inc. by assignment as fully set out in Book 7746, Page 678, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Ted A. Burkhalter, Trustee, was unable to act as Trustee under said Deed of Trust, and Robert P. Ziegler was appointed as Substitute Trustee by an instrument of record in Book 7963, Page 524, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and American General Finance, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on October 26, 1989 and November, 2 and 9, 1989, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and liens of record on Monday, November 20, 1989, at 10:10 a.m. at the main front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at said sale, American General Finance, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty Four Thousand Nine Hundred Eighty Three Dollars and No/100 ($24,983.00); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty Four Thousand Nine Hundred Eighty Three Dollars and No/100 ($24,983.00) credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto American General Finance, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 14 on the Plan of Lindsley Property of record in Plan Book 2, page 92, Chancery Court for said County.

SAID Lot No. 14 fronts 50 feet on the northerly margin of Chadwell Street, now known as Holly Street, and extends back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Margaret Roberts by warranty deed from Carter Bock, an unmarried person, recorded immediately prior hereto and simultaneously herewith, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said American General Finance, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7530, Page 132, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said American General Finance, Inc., its successors and assigns, all of the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 21st day of November, 1989.

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

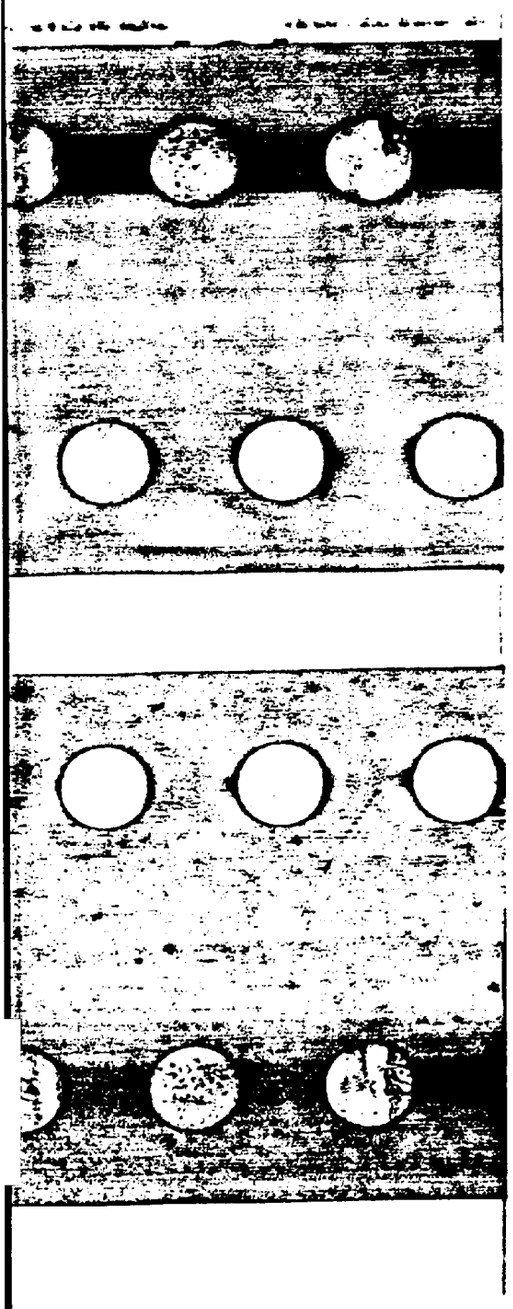
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 21st day of November, 1989.

NOTARY PUBLIC

My Commission Expires:

March 11, 1990

6481 11/21 0101 03CHECK 92.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II
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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 24983.00
MOR TX 82.50
ERR CO
MOR TX 82.50-
BOOK TX 82.50
PRFEE 1.00
WDEED 9.00
TOTAL 92.50
CHECK 92.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BOOK

11/21/89 01 14:05 0001 6481

83826

IDENTIF. REFERENCE

Nov 21 2 04 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269286