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

Map 094-1
Par 46.46

ADDRESS NEW OWNER:

BOOK 7989 PAGE 48

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

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,684.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1990

83827

IDENTIF. REFERENCE

Nov 21 2 05 PM '89

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of December, 1986, Lyndal Roberts and wife, Margaret Roberts, executed a Deed of Trust to Ted A. Burkhalter, as Trustee, to secure a promissory note of even date in the amount of $35,886.43 payable to the order of Michael W. Skelton as fully set out in Book 7736, Page 253, 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 677, 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 526, 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 10:00 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 Two Thousand Six Hundred Eighty Four Dollars and No/100 ($22,684.00); 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 Two Thousand Six Hundred Eighty Four Dollars and No/100 ($22,684.00) 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:

> LAND in Davidson County, Tennessee, being Lot No. 64 on the plan of Shelby Village No. Two of record in Book 1835, page 48, corrected in Book 2032, page 191, and amended in Book 2040, page 403, all in said Register's Office.
>
> SAID Lot No. 64 fronts 65.0 feet on the southeasterly margin of Electric Ave. and extends back 112.7 feet on the northeasterly line and 115.3 feet on the southwesterly line to a dead line in the rear, measuring 65.0 feet thereon.
>
> BEING the same property conveyed to Lyndal Roberts et ux by deed from Ellen Merritt, et vir, Ronnie Merritt, of record in Book 6855, page 457, said Register's Office.

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 7736, Page 253, 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

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

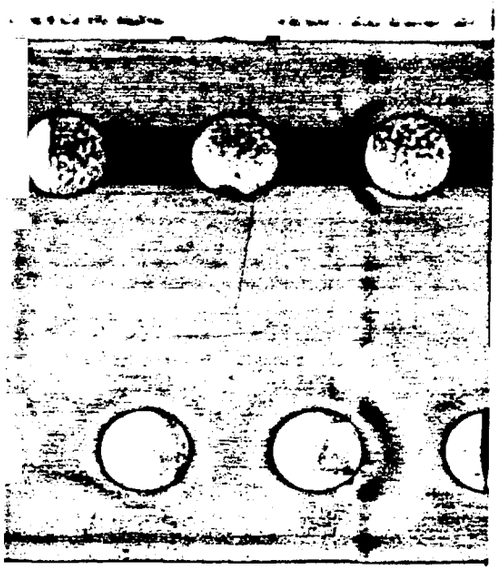
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

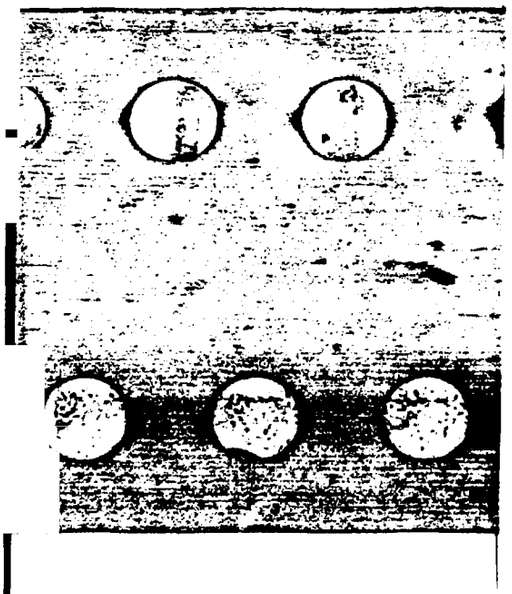
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 21st day of November, 1989.

NOTARY PUBLIC

My Commission Expires:
March 11, 1990

6482 11/21 0101 03CHECK 84.91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7989 PAGE 51

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	22684.00
CON TX	74.91
PRFEE	1.00
WDEED	9.00
TOTAL	84.91
CHECK	84.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/21/89 01 14106 0001 6482

838827

IDENTIF. TREFERENCE

Nov 21 2 05 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269287