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

BOOK 8026 PAGE 727

Map 82-3
Par 0476

ADDRESS NEW OWNER:

American General Finance, Inc.
4343 Lebanon Road, Suite 101
P. O. Box 144
Hermitage, Tennessee 37076-0144

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $18,960.12

AFFIANT

Subscribed and sworn to before me this the 16 day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 7-15-92

96754

IDENTIFICATION REFERENCE

JAN 17 9 49 AM '90

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 18th day of July, 1986, Johnny Cowan Hall and wife, Mary E. Hall and Patricia C. Hall, executed a Deed of Trust to F. E. Wright, as Trustee, to secure a promissory note of even date in the amount of $35,169.60, payable to the order of Credithrift of America, Inc. as fully set out in Book 6922, Page 889, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said F. E. Wright, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 7964, Page 249, 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., who, by merger, became the successor in interest in and to said note and Deed of Trust previously held by Credithrift of America, 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 December 21 and 28, 1989 and January 4, 1990, respectively;

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 and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, January 16, 1990, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, 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 Eighteen thousand, nine hundred sixty and 12/100 ($18,960.12); 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 Eighteen thousand, nine hundred sixty and 12/100 ($18,960.12) 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. 95 on the Plan of C.F.Sharpe and W.L.Horn's 2nd Subdivision of Lindsley property in Northeast Nashville, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.
>
> Being the same property conveyed to Johnny Cowan Hall and wife, Mary E. Hall by deed from Joe A. Benedict, Trustee, of record in Book 4903, Page 682, Register's Office for Davidson County, Tennessee.
>
> Patricia C. Hall joins in this conveyance to convey whatever marital rights she may have.

This is improved property also known as 1109 Joseph Avenue, Nashville, 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 6922, Page 889, 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 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 16th day of January, 1990.

R P Ziegler, Substitute Trustee

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

3570 01/17 0101 03CHECK 69.70

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 16th day of January, 1990.

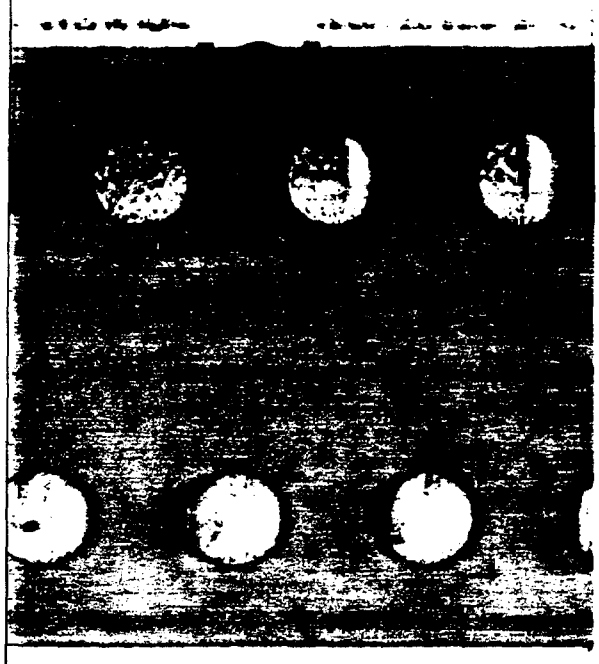
NOTARY PUBLIC

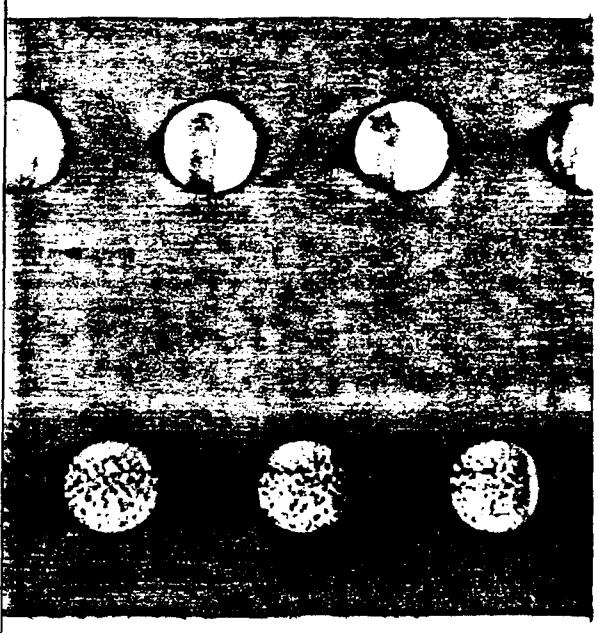
Patricia C. White

NOTARY PUBLIC

My Commission Expires:

7-15-92





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

RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 729

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	18960.12
CON TX	62.70
PRFEE	1.00
WDEED	6.00
TOTAL	69.70
CHECK	69.70

01/17/90 01 09:52 0001 3570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.7 5.4.

IDENTIFICATION REFERENCE

JAN 17 9 49 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284674