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

BOOK 8064 PAGE 762

ADDRESS NEW OWNER:

American General Finance, Inc.
P. O. Box 110598
Nashville, Tennessee 37211

Map 93-11
Par. 170 1s

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $53,175.00

AFFIANT

Subscribed and sworn to before me this the 13 day of March, 1990.

Patricia C. White
NOTARY PUBLIC

My Commission Expires: 7-15-92

1:0.780 IDENTIF. TREFERENCE Mar 14 2 56 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of September, 1984, Ora W. Eads, Jr., and wife, Eleanor L. Eads, executed a Deed of Trust to Percy Wilkins, Jr., as Trustee, to secure a promissory note of even date in the amount of $56,319.20, payable to the order of Richard Wayne Goddard, as fully set out in Book 6393, Page 433, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Richard Wayne Goddard did assign said note and deed of trust to Credithrift of America, Inc. by assignment as fully set out in Book 6598, Page 65, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Percy Wilkins, Jr., Trustee, is unable to act as Trustee under said Deed of Trust, and Robert P. Ziegler has been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8041, Page 940, 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., successor by merger to 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 February 15 and 22, 1990, and March 1, 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 Monday, March 12, 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 Fifty-three thousand, one-hundred seventy-five and no/100 dollars ($53,175.00); 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 Fifty-three thousand, one-hundred seventy--five and no/100 dollars ($53,175.00) 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 the easterly 79 feet of Lots Nos. 25 and 26 on the easterly 79 feet of the north half of Lot No. 24 in the Rutledge Addition to Nashville, a plan of which is of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.
>
> SAID property, which is a corner tract, adjoins and fronts together 125 feet on the westerly margin of Rutledge Street and fronts 79 feet on the southerly margin of Lea Avenue, formerly Highland Avenue, and extends back 79 feet on the southerly line and 125 feet on the westerly line to a point of intersection.
>
> BEING the same property conveyed to the grantor herein by deed which is being recorded immediately prior to the recording hereof.
>
> This conveyance is made subject to a first mortgage deed of trust to Mrs. Elizabeth Tatum of record in Book 5235, page 155, Register's Office for Davidson County, Tennessee.

This is improved property also known as 101 Lea 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 6393, Page 433, 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 13th day of March, 1990.

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 13th day of March, 1990.

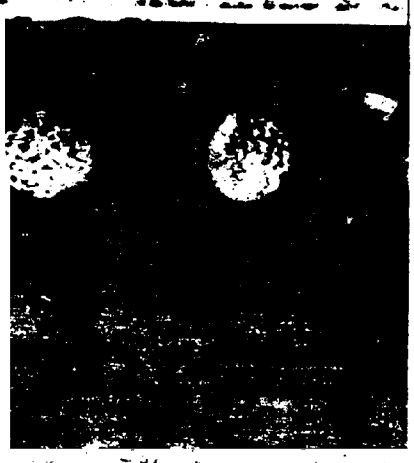
Patricia C. White
NOTARY PUBLIC

My Commission Expires:

7-15-92

PATRICIA C. WHITE NOTARY PUBLIC AT LARGE

2421 03/14 0101 03CHECK 185.56



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

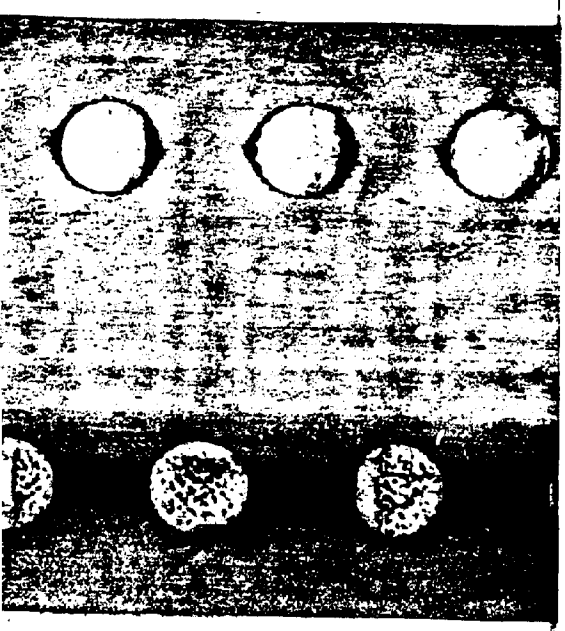
RECEIVED OF _____

FOR _____

BOOK 8064 PAGE 765

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	53175.00
CON TX	175.56
PRFEE	1.00
MTEED	9.00
TOTAL	185.56
CHECK	185.56

03/14/90 01 14:54 0001 2421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10780

REFERENCE

Mar 14 2 56 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 300888