Box 58

This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 2909, The Tower Atop Stouffer
611 Commerce Street
Nashville, TN 37203

SPECIAL WARRANTY DEED

STATE OF Tennessee)
) ss:
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00. This is a government agency, tax exempt.

Affiant

Subscribed and sworn to before me this 26th day of April, 1990.

Notary Public
My Commission Expires: 5-20-92

Address New Owner:	Send Tax Bills To:	Map/Parcel
Metropolitan Development and Housing Agency	SAME	93-11-170.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, AMERICAN GENERAL FINANCE, INC., has this day bargained and sold and does hereby transfer and convey unto the said METROPOLITAN DEVELOPMENT AND HOUSING AGENCY certain real estate 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 American General Finance, Inc. by Substitute Trustee's Deed from Robert P. Ziegler, of record in Book 8064, Page 762, Register's Office for Davidson County, Tennessee.

This is improved property known as 101 Lea Avenue, Nashville, Tennessee.

Together with all rights, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; real estate taxes for the year 1990 and subsequent years; special taxes or assessments for improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, this 25th day of April, 1990.

AMERICAN GENERAL FINANCE, INC.

By: W P Ryan WPRYAN
Its: VICE-PRESIDENT

AMERICAN GENERAL FINANCE, INC. SEAL

STATE OF Indiana)
) ss:
COUNTY OF Vanderburgh)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W.P. Ryan, 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 Vice President of American General Finance, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

Witness my hand and official seal this 25th day of April, 1990.

KAREN S. FRANK NOTARY PUBLIC INDIANA

Karen S. Frank Karen S Frank
Notary Public
My Commission Expires: August 21, 1993

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IDENTIF. REFERENCE

APR 27 12 09 PM '90

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