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

ADDRESS NEW OWNER:

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

4585 06/27 0101 03CHECK 88.21

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,736.70.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1-5-92

37403

TWENTY-FIRST JUDICIAL DISTRICT
JUN 27 2 52 PM '90
REGISTER AND MASTER
DAVIDSON COUNTY, TENN.

RUSH

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 25th day of January, 1986, Jerry Cornett executed an Installment Deed to Mack H. Webb, as Trustee, to secure a promissory note of even date in the amount of $32,000.00, payable to the order of Joe B. Webb and wife, Nancy Webb, as fully set out in Book 7041, Page 696, Register's Office for Davidson County, Tennessee, subsequent assignment of the Installment Deed and Installment Deed Note by the owners, Joe B. Webb and Nancy Webb, to Credithrift of America, Inc. #2, by assignment as fully set out in Book 7856, Page 210, and as re-recorded in Book 8092, Page 110, 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 Installment Deed, and American General Finance, Inc., successor by merger to Credithrift of America, Inc. #2, 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 Installment Deed, 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 May 31, 1990, and June 7 and 14, 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, June 25, 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 his bid being in the sum of twenty three thousand seven hundred thirty six and 70/100 dollars ($23,736.70); and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Installment Deed and in consideration of twenty three thousand seven hundred thirty six and 70/100 dollars ($23,736.70), credited and applied as payment on the note secured by the aforementioned Installment Deed, 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. 4 on the plan of John A. Bealafetts Subdivision of Lot No. 1 of the Cuppett property as of record in book 547, page 46, Register's Office for said County.
>
> Said Lot No. 4 fronts 50 feet on the southerly side of Beaumont Avenue and runs back between parallel lines 149 feet to a dead line.
>
> Being the same property conveyed to Joe B. Webb and wife, Nancy J. Webb by deed from Robert L. McCormick and wife, Mary F. McCormick by deed of record in Book 6782, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1912 Franklin Avenue, Nashville, Tennessee 37206.

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 Installment Deed of record in Book 7041, Page 696, 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 Installment Deed, 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 26th day of June, 1990.

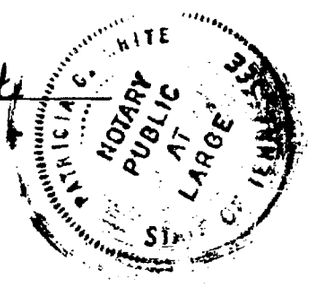
ROBERT P. ZIEGLER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

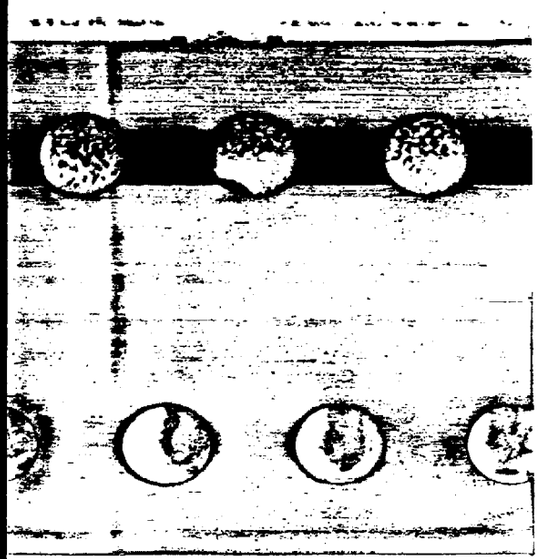
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

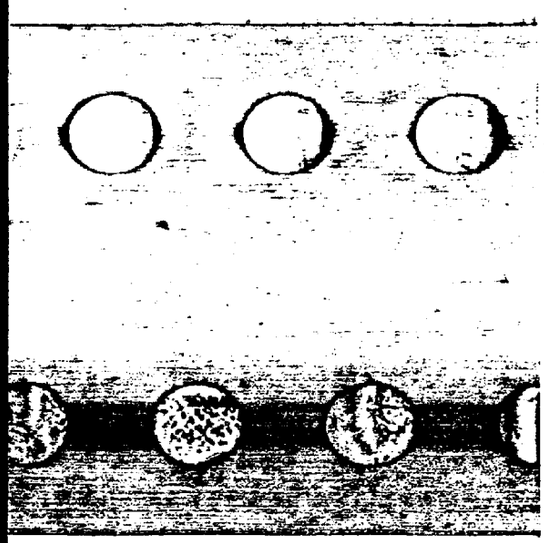
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 26th day of June, 1990.

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 **8140** PAGE **500**

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 23736.70
CON TX 78.21
PRFEE 1.00
WDEED 9.00
TOTAL 88.21
CHECK 88.21

06/27/90 01 14:53 0001 4585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37403

RECEIPT REFERENCE

JUN 27 2 53 PM '90

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

No. 332189