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.
2708 Nolensville Road
P. O. Box 110598
Nashville, Tennessee 37211

SEND TAX BILLS:

Same

4421 1.8.

IDENTIFICATION REFERENCE

Jul 25 2 59 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

FEE $

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,974.03

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 1990.

Patricia G. White
NOTARY PUBLIC

My Commission Expires: 7-13-92

PATRICIA G. WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of June, 1988, James E. Witcher executed a Deed of Trust to Thomas R. Baughn, Jr., as Trustee, to secure a promissory note of even date in the amount of $58,991.40, payable to the order of Credithrift of America, Inc., as fully set out in Book 7572, Page 846, 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 June 28, 1990, and July 5 and 12, 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, July 23, 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 twenty five thousand, nine hundred seventy four and 03/100 dollars ($25,974.03); 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 five thousand, nine hundred seventy four and 03/100 dollars ($25,974.03), 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. 10 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for said County.

SAID Lot No. 10 fronts 50 feet on the northerly side of Granada Avenue, formerly Carter Lane, runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to James E. Witcher from Naomi Witcher by deed of record in Book 5268, Page 520, said Register's Office.

This is improved property also known as 879 Granada 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 Deed of Trust of record in Book 7572, Page 846, 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 23rd day of July, 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 23rd day of July, 1990.

Patricia G. White
NOTARY PUBLIC

My Commission Expires:
7-15-92

3445 07/25 0101 03CHECK 95.80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 242

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 25974.03
CON TX 85.80
PRFEE 1.00
WDEED 9.00
TOTAL 95.80
CHECK 95.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/25/90 01 15:00 0001 3445

4421.8

IDENTIFICATION REFERENCE

JUL 25 2 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340243