This Instrument Was Prepared By:
ROBERT P. ZIEGLER, ATTORNEY
LOEWENSTEIN, ZIELGER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Joseph B. Webb, II Jana L. Webb 118 Sun Valley Road Mount Juliet, Tennessee 37122	SAME	72-2 6 35

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMERICAN GENERAL FINANCE, INC., a Tennessee Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Joseph B. Webb, II and wife, Jana L. Webb, (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly 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 American General Finance, Inc. by Substitute Trustee's Deed from Robert P. Ziegler, as Substitute Trustee, of record in Book 8140, Page 497, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

(1) Current year real property taxes which are to be paid by the Grantor.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

(2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute;

(3) Any and all restrictions, easements, set-back lines and covenants of record in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons, claiming through and under Grantor (other than the claims arising out of the matters set forth in items (1), (2), and (3) above), but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor causes this instrument to be executed by its duly authorized officer this the 30th day of August, 1990.

AMERICAN GENERAL FINANCE, INC.

By: _____

TITLE: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,800.00.

_____
AFFIANT

Subscribed and sworn to before me this 31st day of August, 1990.

_____
NOTARY PUBLIC

My Commission Expires:

9-14-93

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared David C. Seeley, with whom I am personally acquainted and who upon oath acknowledged himself to be the Vice President of American General Finance, Inc., the within bargainor, a Tennessee Corporation, and that he as such Vice President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as its Vice President.

WITNESS my hand and seal at office in Evansville, Indiana, this the 30th day of August, 1990.

NOTARY PUBLIC

Judith G. Olson

NOTARY PUBLIC Judith G. Olson
Resident of Vanderburgh County, Indiana

My Commission Expires:

1/9/91

54131

IDENTIFICATION

AUG 31 2 39 PM '90

54131 08/31 0101 03CHECK 95.14

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8186 PAGE 972

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 25800.00
CON TX 985.14
ERR CO
CON TX 985.14-
CON TX 85.14
PRFEE 1.00
WDED 9.00
TOTAL 95.14
CHECK 95.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/90 01 14:43 0001 5492

5.41 3.1.

IDENTIFICATION

Aug 31 2 39 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 351865