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

ADDRESS NEW OWNER:

1754 12/26 0101 03CHECK 68.38

American General Finance, Inc.
P. O. Box 144
Hermitage, Tennessee 37076

SEND TAX BILLS:

059-05-0

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,583.58.

Trustee

AFFIANT

Subscribed and sworn to before me this the 24th day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 3-26-94

8 11 56 66

IDENTIF. TREFERENCE

DEC 26 10 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

TRUSTEE'S DEED

WHEREAS, on the 9th day of February, 1989, James L. Wray executed a Deed of Trust to Judi Caruthers and/or Kevin J. Jones, as Trustee, to secure a promissory note of even date in the amount of $32,258.40, payable to the order of Credithrift of America, Inc. as fully set out in Book 7771, Page 432, 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 Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Kevin J. Jones, 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 November 29, 1990 and December 6 and 13, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin J. Jones, as 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, December 24, 1990, at 10:00 a.m. at the 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 Eighteen Thousand, Five Hundred Eighty Three and 58/100 ($18,583.58) dollars; and

NOW, THEREFORE, I, Kevin J. Jones, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eighteen Thousand, Five Hundred Eighty Three and 58/100 ($18,583.58) dollars, 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. 147 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete legal description, of said lot.
>
> BEING the same property conveyed to James L. Wray by deed from Arnold A. Simpson and wife, Faye M. Simpson of record in Book 4873, page 84, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4175 Farmview Drive, Nashville, Davidson County, Tennessee 37213.

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, Kevin J. Jones, Trustee, under the said Deed of Trust of record in Book 7771, Page 432, 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 Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Kevin J. Jones, Trustee, has hereto set his hand, this the 24th day of December, 1990.

Kevin J. Jones, Trustee

KEVIN J. JONES, 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 Kevin J. Jones, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 24th day of December, 1990.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

March 26, 1994

215197

308-016

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8263 PAGE 248

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 18583.58
CON TX 61.38
PRFEE 1.00
WDEED 6.00
TOTAL 68.38
CHECK 68.38

12/26/90 01 09:54 0001 1754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81568

IDENTIF. REFERENCE

DEC 26 10 05 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 384143