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

BOOK 8423 PAGE 931

ADDRESS NEW OWNER:

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

Map. 72-9
Parcel 356

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $49,610.56.

AFFIANT

Subscribed and sworn to before me this the 19th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

40253

AUG 20 11 17 AM '91

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of October, 1986, Annie P. Crawford and Rose A. Taylor executed a Deed of Trust to Fuston E. Wright, as Trustee, to secure a promissory note of even date in the amount of $98,256.33, payable to the order of Credithrift of America, Inc. as fully set out in Book 7011, Page 99, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Fuston E. Wright, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8398, Page 411, 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 July 25, 1991, August 1, 1991 and August 8, 1991, 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, August 19, 1991, 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 Forty Nine Thousand Six Hundred Ten and 56/100 ($49,610.56) dollars; 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 Forty Nine Thousand Six Hundred Ten and 56/100 ($49,610.56) 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:

> BEING Lot No. 118 on the Map of Irvington, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 118 fronts 60 feet on the northerly side of West Cahal Avenue and runs back between lines, 162.71 feet on the easterly line and 162.5 feet on the westerly line, along the easterly margin of Inga Street, to a dead line on which it measures 60 feet.
>
> BEING the same property conveyed to Annie P. Crawford by deed from William Dewitt Hudson and wife, Jewel Lorene Hudson, as of record in Book 5815, Page 772, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property also known as 901 Cahal Avenue, Nashville, Tennessee.

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 7011, Page 99, 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 19th day of August, 1991.

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

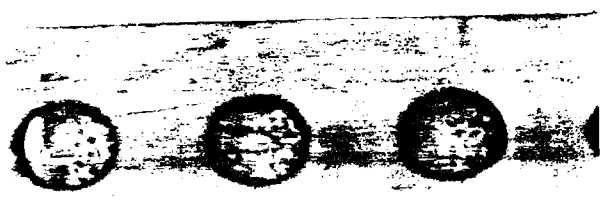
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee,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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 19th day of August, 1991.

Christine M Bell
NOTARY PUBLIC

My Commission Expires:
Jan. 22, 1995

4961 08/20 0101 03CHECK 193.52



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

RECEIVED OF _____

FOR _____

BOOK 8423 PAGE 934

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

MAMT 49610.56
ERR CO
MAMT 49610.56-
CAMT 49610.56
CON TX 183.52
PRFEE 1.00
UCC BANK 9.00
TOTAL 193.52
CHECK 193.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/20/91 01 11:18 0001 4961

4025.3

IDENTIFICATION REFERENCE

AUG 20 11 17 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY
TENNESSEE

No. 451486