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

53-02
082

ADDRESS NEW OWNER:

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

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SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,037.19.

AFFIANT

Subscribed and sworn to before me this the 28th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

5.7.987

Oct 29 3 33 PM '91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of March, 1986, Robert H. Earls and wife, Rebecca G. Earls, executed a Deed of Trust to F. E. Wright, as Trustee, to secure a promissory note of even date in the amount of $124,702.24, payable to the order of Credithrift of America, Inc. as fully set out in Book 6803, Page 75, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said F. 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 8449, Page 122, 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 October 3, 10 and 17, 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, October 28, 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 Fifty Seven Thousand Thirty Seven and 19/100 ($57,037.19) dollars; and

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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 28th day of October, 1991.

Carolyn M. Bill
NOTARY PUBLIC

My Commission Expires:

January 22, 1995

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 Fifty Seven Thousand Thirty Seven and 19/100 ($57,037.19) 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:

> a tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the 4th Civil District of Davidson County, Tennessee, and being more particularly bounded and described, as follows:
>
> BEING Lot No. 1 on the Plat of Bob Earls Subdivision, as shown of record in Book 4350, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> BEING the same tract or parcel of land conveyed to Robert H. Earls and wife, Rebecca G. Earls, by installment deed of Clarence S. Keller and wife, Emma M. Keller, dated March 14, 1969, and of record in Book 4318, Page 219, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to permanent easement as conveyed in Right-of-Way Deed of record in Book 4988, Page 129, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to any and all easements set-back lines, and restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 1500 Robinson Road, Old Hickory, 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 6803, Page 75, 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 October, 1991.

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

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

RECEIVED OF _____

FOR _____

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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	57037.19
CON TX	210.90
PRFEE	1.00
WDEED	9.00
TOTAL	220.90
CHECK	220.90

10/29/91 01 15:36 0001 7084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.987.

IDENTIFICATION REFERENCE

OCT 29 3 33 PM '91

No. 471779