BOOK 8481 PAGE 791

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

ADDRESS NEW OWNER:

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

083-02-0
009.00

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $18,442.51.

AFFIANT

Subscribed and sworn to before me this the 6th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

6043.1

IDENTIFICATION REFERENCE

Nov 7 1 52 PM '91

FEE $ REGISTER

TRUSTEE'S DEED

WHEREAS, on the 9th day of August, 1988, Frances Elizabeth Wilkins, executed a Deed of Trust to M. S. Vaughan and/or Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $36,195.60, payable to the order of Credithrift of America, Inc. as fully set out in Book 7623, Page 988, 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 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 October 10, 17 and 24, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin 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 Wednesday, November 6, 1991, at 12:00 Noon 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 Eighteen Thousand Four Hundred Forty Two and 51/100 ($18,442.51) dollars; and

NOW, THEREFORE, I, Kevin Jones, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Eighteen Thousand Four Hundred Forty Two and 51/100 ($18,442.51) 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. 18 on the Map of John W. Love's Subdivision of Greenwood as of record in Book 332, Page 4, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the northerly side of McKennie Avenue and runs back 176.2 feet on the west line and 178 feet on the east line with a westerly margin of North 14th Street, to an alley and shows 50 feet on said alley.

BEING the same property conveyed to William Anderson Wilkins and wife, Frances Elizabeth Wilkins by deed from C. C. Sanders and wife, Jennie E. Sanders, as of record in Book 4792, Page 456, Register's Office for Davidson County, tennessee.

The said William Anderson Wilkins having since died.

The said Frances elizabeth Wilkins and Frances Wilkins being one in the same person.

This is improved property also known as 1315 McKennie, Nashville, Tennessee 37205.

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 Jones, Trustee, under the said Deed of Trust of record in Book 7623, Page 988, 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 Jones, Trustee, has hereto set his hand, this the 6th day of November, 1991.

Kevin Jones Trustee

KEVIN JONES, 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 Kevin 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 6th day of November, 1991.

Carolyn M. Bill
NOTARY PUBLIC

My Commission Expires:

1-22-95

7463 11/07 0101 03CHECK 78.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8481 PAGE 794

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 18442.51
CON TX 68.08
PRFEE 1.00
WDEED 9.00
TOTAL 78.08
CHECK 78.08

11/07/91 01 13:54 0001 7463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6043 I.

IDENTIFICATION REFERENCE

Nov 7 1 52 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 474595