BOOK 8503 PAGE 287

This Instrument was Prepared by:
KEVIN J. JONES, 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

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,605.02.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 7-15-92

6.7.6.5.9

IDENTIFICATION REFERENCE

Dec 6 3 15 PM '91

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 16th day of June, 1988, Arliss Armstrong and wife, Joann Armstrong, 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 $53,561.00, payable to the order of Credithrift of America, Inc. as fully set out in Book 7575, Page 297, 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 November 7, 1991, November 14, 1991 and November 21, 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, December 4, 1991, at 12:15 p.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 Three Thousand Six Hundred Five and 02/100 ($43,605.02) 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 Forty Three Thousand Six Hundred Five and 02/100 ($43,605.02) 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:

TRACT II

BEING Lot No. 51 and the northerly 24 feet of Lot No. 53 in North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County.

SAID Lot No. 51 and the northerly 24 feet of Lot No. 53 front together 74 feet on the easterly side of 8th Avenue North and run back between parallel lines 160 feet to an alley.

INCLUDED in the above description, but expressly excluded therefrom is that portion of the property conveyed to the State of Tennessee, by deed from Minnie Bell Morgan, of record in Book 6167, Page 48, described as follows, to-wit:

BEGINNING at the point of intersection of the North boundary of Archie G. Duke and the east margin of 8th Avenue North; thence with the said east margin North 27 degrees 26 minutes West 74 feet more or less to a point; thence with the south boundary of Minnie B. Morgan eastwardly 2 feet more or less to a point; thence with the proposed right-of-way with a curve left and southwardly 74.09 feet to a point; thence with the said north boundary westwardly 6 feet more or less to the point of beginning and containing 278 square feet and being part of the property conveyed by Dollie Mai Flatt to Minnie Bell Morgan of record in Book 1851, Page 345, Register's Office for Davidson County, Tennessee.

TEMPORARY construction easement outside the proposed right-of-way line. The title to the property described below remains vested in the Grantor and is to be used by State of Tennessee, its contractors or its assigns for a period of three (3) years.

BEGINNING at the point of intersection of the north boundary of Archie G. Duke and the proposed right-of-way, described above; thence with the said proposed right-of-way with a curve right and northwardly 74.09 feet to a point; thence with the south boundary of Minnie B. Morgan northeastwardly 2 feet more or less to a point; thence with the slope line southwardly 74 feet more or less to a point; thence with the said north boundary southwestwardly 1 foot more or less to the point of beginning and containing 146 square feet.

BEING the same property conveyed to Arliss Armstrong by deed from Richard A. Lewis and wife, Delores A. Lewis, as of record in Book 7290, Page 644, Register's Office.

TRACT III

LAND in Davidson County, Tennessee, being the southerly 37 feet of Lot No. 53 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County. Said southern part of Lot No. 53 fronts 37 feet on the easterly side of 8th Avenue North, formerly McGavock or Spruce Street, and runs back between parallel lines with the northerly margin of an alley 160 feet to an alley in the rear.

INCLUDED in the above but expressly excluded therefrom is a parcel of land deeded to the State of Tennessee, of record in Book 6137, Page 588 and described as follows:

BEGINNING at the point of intersection of the northerly margin of Monroe Street and the easterly margin of 8th Avenue North; thence with the said easterly margin North 27 degrees 26 minutes West 163.5 feet to a point; thence with the southerly margin of an alley North 62 degrees 35 minutes East 18.5 feet more or less to a point; thence with the proposed right-of-way (1) with a 15 foot radius curve left and southwesterly 10 feet more or less to a point; (2) with curve right and southeasterly 130.5 feet to a point; (3) with a 29 foot radius curve left and southerly and easterly 43.50 feet to a point; thence with the said northerly margin South 63 degrees 56 minutes West 45 feet more or less to the point of beginning, and containing 2,266 square feet and being part of the property conveyed by The Philadelphia National Bank, Trustee to Marable L. Mayo in Book 6047, Page 14, of record in Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Arliss Armstrong by deed from Dan Tarpey and wife, Jessie Mai Tarpey, as of record in Book 7288, Page 599, Register's Office Davidson County, Tennessee.

This is improved property also known as 1306 and 1310 8th Avenue, North, 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, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 7575, Page 297, 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 December, 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.

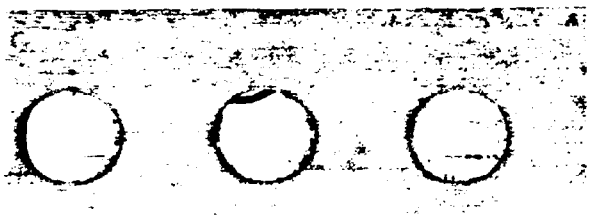
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 6th day of December, 1991.

Patricia C. White
NOTARY PUBLIC



My Commission Expires:
7-15-92

0357 12/06 0101 03CHECK 174.32



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

RECEIVED OF _____

FOR _____

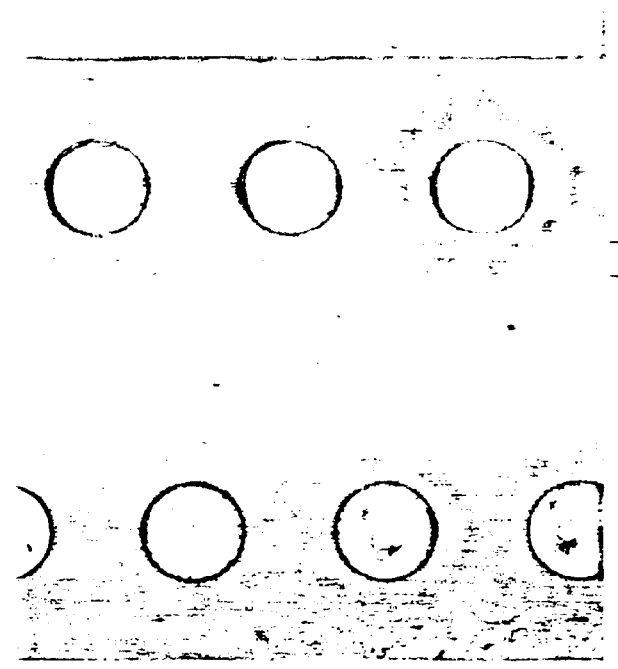
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 43605.02
CON TX 161.32
PRFEE 1.00
WDEED 12.00
TOTAL 174.32
CHECK 174.32
12/06/91 01 15:18 0001 0357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6. 7. 6. 5. 9

IDENTIFICATION REFERENCE

DEC 6 3 15 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 482913