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.
2708 Nolensville Road
P. O. Box 110598
Nashville, Tennessee 37211

092-09-0
027.00

SEND TAX BILLS:

Same

7.50 1

IDENTIFICATION

JAN 9 10 14 AM '92

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,096.96.

AFFIANT

Subscribed and sworn to before me this the 8th day of January, 1992.

Patricia C. White
NOTARY PUBLIC

My Commission Expires: 7-15-92

TRUSTEE'S DEED

WHEREAS, on the 13th day of June, 1989, Elva Marie King executed a Deed of Trust to Don Thorwart or/ Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $64,972.80, payable to the order of Credithrift of America, Inc. as fully set out in Book 7867, Page 228, 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 December 12, 19 and 26, 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, January 8, 1992, 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 Twenty Nine Thousand Ninety Six and 96/100 ($29,096.96) 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 Twenty Nine Thousand Ninety Six and 96/100 ($29,096.96) 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 Part of Lot No. 9 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County, and described according to a copy of survey thereof made by Norris H. Hickerson, surveyor, July 24, 1952, as follows:

BEGINNING at a concrete monument on the easterly margin of 39th Avenue, North, at the southwest corner of Clifton Avenue Housing Project, being the northwest corner of this lot, and being 335 feet north of an iron pin set in the north margin of Delaware Avenue; thence along the margin of said Housing Project, as follows; South 83 32' east 100 feet, to an iron pin, south 6 28' West 43 feet to an iron pin, south 81 52' east 50 feet to an iron pin, and south 6 28' west 6 feet to an iron pin at the northeast corner of the property conveyed to Hall Brown by deed from Sam Garfinkle and wife, of record in Book 2044, Page 374, said Register's Office; thence along Brown's northerly line north 83 32' west 150 feet to an iron pin in the easterly margin of 39th Avenue North, being 285 feet north of the north margin of Delaware Avenue; thence with the margin of 39th Avenue North, north 6 28' east 50 feet to the beginning.

BEING the same property conveyed to Elva Marie King by deed from Georgia Ann DeGraffenreid, a widow, as of record in Book 6267, Page 253, Register's Office for Davidson County, Tennessee.

This is improved property also known as 612 39th Avenue, North, Nashville, Tennessee 37209.

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 7867, Page 228, 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 8th day of January, 1992.

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.

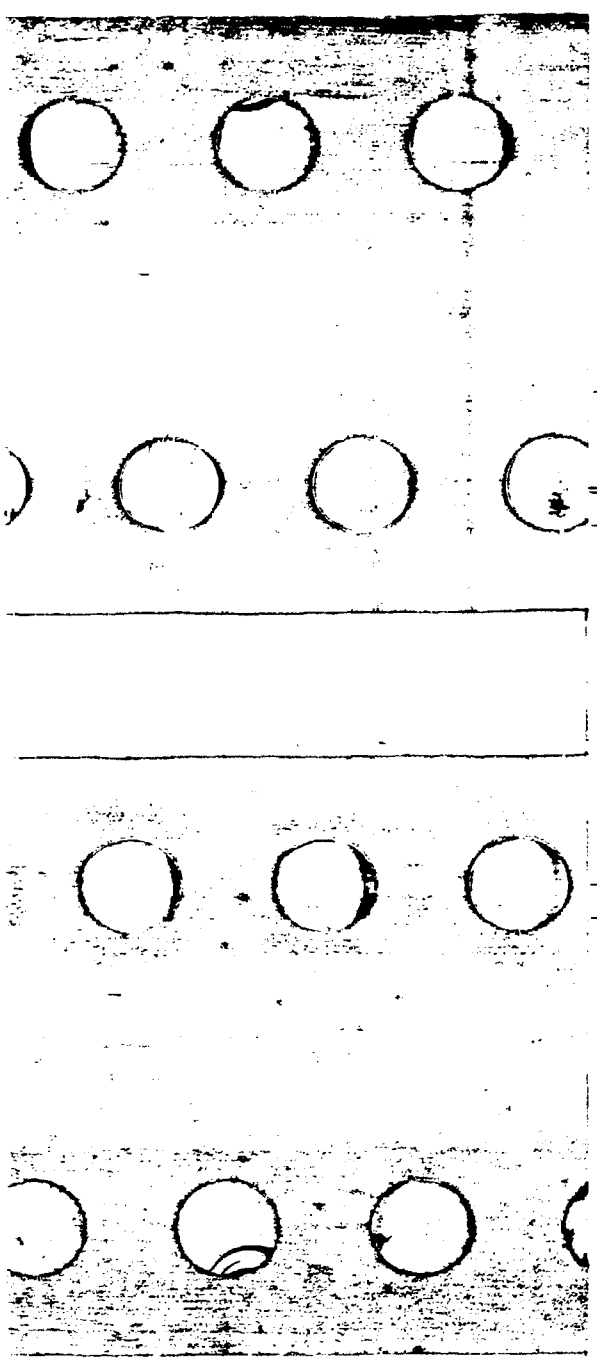
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 8th day of January, 1992.

Patricia C White
NOTARY PUBLIC

My Commission Expires:

7/5/92

5525 01/09 0101 03CHECK 117.67



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8525 PAGE 285

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX COUNCY
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 29096.96
CON TX 107.67
PRFEE 1.00
WDEED 9.00
TOTAL 117.67
CHECK 117.67

01/09/92 01 10:11 0001 5525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8525 0286
1 5501

IDENTIFICATION

JAN 9 10:15
10 AM '92

No. 491946