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.
4343 Lebanon Road, Suite 101
P. O. Box 144
Hermitage, Tennessee 37076

SEND TAX BILLS:

Same

9 | 8 5 6

IDENTIFICATION

MAR 12 | 37 PM '92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,055.79.

AFFIANT

Subscribed and sworn to before me this the 12th day of March, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

TRUSTEE'S DEED

WHEREAS, on the 17th day of February, 1989, Johnny Ray Adams and wife, Diana Lynn Adams, executed a Deed of Trust to Judi Caruthers and/or Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $99,790.20, payable to the order of Credithrift of America, Inc. as fully set out in Book 7776, Page 569, 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 February 13, 20 and 27, 1992, 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, March 11, 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 Forty Six Thousand Fifty Five and 79/100 ($46,055.79) 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 Six Thousand Fifty Five and 79/100 ($46,055.79) 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 Lot No. 26 on the Map of Sterling Subdivision, Section One, of record in Book 1424, Page 97, Register's Office for said County.
>
> Said Lot No. 26 fronts 60 feet on the northerly margin of Lutie Street and runs back between parallel lines 158.4 feet to a dead line on the rear.
>
> Being the same property conveyed to Victor G. Clark, JR. and wife, Margaret Elizabeth Clark by Deed from Margaret Elizabeth Clark, Diana Lynn Adams and husband, Johnny Ray Adams, Sr., and Carol Juanita Raymer, of record in Book 6100, Page 745, Register's Office for Davidson County, Tennessee.
>
> And also being the same property conveyed to Johnny Ray Adams and wife, Diana Lynn Adams by deed of record, Book 7426, Page 618, Register's Office for Davidson County, Tennessee.

This is improved property also known as 74 Lutie Street, 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, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 7776, Page 569, 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 12th day of March, 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 12th day of March, 1992.

Carolyn M. Bice
NOTARY PUBLIC

My Commission Expires:

Jan. 22, 1995

92-7 03/12 1101 03CHECK 180.57



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

RECEIVED OF _____

FOR _____

BOOK 8573 PAGE 301

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	46055.79
CON TX	170.57
PRFEE	1.00
WDEED	9.00
TOTAL	180.57
CHECK	180.57

03/12/92 01 13:36 0001 5817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9186

IDENTIFICATION

MAR 12 1 37 PM '92

FILED & RECORDED
DAVIDSON COUNTY, TN

No. 510258