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.
4343 Lebanon Road
P. O. Box 144
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 $22,500.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 7-15-92

24857

IDENTIF. TREFERENCE

JUL 2 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

TRUSTEE'S DEED

WHEREAS, on the 24th day of October, 1989, James H. Giles 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 $58,896.00, payable to the order of American General Finance, Inc. as fully set out in Book 7969, Page 80, 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., 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 June 4, 11 and 18, 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, July 1, 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 Two Thousand Five Hundred and no/100 ($22,500.00) 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 Two Thousand Five Hundred and no/100 ($22,500.00) 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:

> Lot No. 49 in the plan of the subdivision of part of the Weekley Home Place, of record in Book 421, Page 36, Register's Office of Davidson County, Tennessee. Said Lot 49 fronts 50 feet on the north side of Franklin Avenue and extends back northwardly between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to James H. Giles and John E. Giles, both single persons by deed from Harold C. Curry, dated April 25, 1978, recorded April 28, 1978, Book 5278, page 710, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1415 Franklin Avenue, 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 7969, Page 80, 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 1ST day of July, 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 1st day of July, 1992.

Patricia C. White

NOTARY PUBLIC

My Commission Expires:
7.13.92

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

2101 03CHECK 92.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8668 PAGE 47

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	22500.00
			CON TX	83.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	92.25
			CHECK	92.25

07/02/92 01 14:54 0001 2412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24857

IDENTIF. REFERENCE

JUL 2 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547192