Prepared by: Real Estate Loan Services
1100 Kermit Dr., Suite 204
Nashville, TN 37217

Bor 5

WARRANTY DEED

BOOK 8730 PAGE 509

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

AMERICAN GENERAL FINANCE, INC.

hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto

DAVID B. GERRARD

hereinafter called GRANTEES; their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is uncumbered, unless otherwise herein set out, Deed of Trust filed in Book 5322, page 193, re-recorded in Book 5482, page 379 and Agreed Judgment of record in Book 8548, page 83, RODCT and Deed of Trust recorded in Book 5598, page 244, RODCT. And except for (1) property taxes for the year 1992 and subsequent years, and (2) easements and restrictions of public record, and we further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand(s) this 9th day of Sept 19 92.

AMERICAN GENERAL FINANCE, INC.

BY: James S. Snyder

James S. Snyder, Vice President

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Davidson Ds.

BOOK 8730 PAGE 510

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James S. Snyder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself herself to be the Director of Operations of the AMERICAN GENERAL FINANCE, INC.

the within named bargainor, and that he/she as such Director of Operations executed the foregoing instrument for the purpose therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal at ~~Chattanooga~~ Nashville, Tennessee the 10th day of September, 1992.

Notary Public

My COMMISSION EXPIRES:
9/24/94

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $25,000.

Notary Public

Subscribed to and sworn before me this 10th day of September, 1992.

My Commission Expires: 9/24/94

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
David B. Gerrard	David B. Gerrard	83
303 Chapel Avenue	2336 Woodbine Avenue	02
Nashville, Tennessee	Knoxville, TN 37917	161

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map showing subdivision of certain lots in Blocks "A", "B" and "C" of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for said County.

Said Lot No. 45 fronts 53.5 feet on the westerly side of Chapel Avenue and runs back 123 feet on the northerly line and 132.5 feet on the southerly line to easterly line of Lot No. 46, measuring 70.25 feet thereon.

Being the same property conveyed to American General Finance, Inc. by Deed in Lieu of Foreclosure from Fred Brown, Jr., and wife Wanda Faye Brown, dated May 13, 1992, recorded May 19, 1992, in Book 8628, Page 830, Register's Office for Davidson County, Tennessee.

This property also known as 303 Chapel Avenue, Nashville, Tennessee, 37206.

rta/rta14375

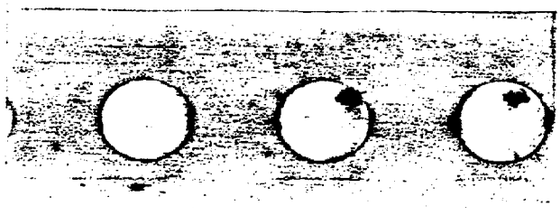
46002

IDENTIFI REFERENCE

SEP 16 8 13 AM '92

DAVIDSON COUNTY, TN

6916 09/16 0101 03CHECK 105.50



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

RECEIVED OF _____

FOR _____

BOOK 8730 PAGE 512

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 105.50
				CHECK 105.50
09/16/92	01			08:14 0001 6916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

460002

IDENTIFICATION REFERENCE

SEP 16 8 13 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 570563