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

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W A R R A N T Y D E E D

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

JAMES R. WATTS

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,

NONE

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 30th day of September 1992.

AMERICAN GENERAL FINANCE, INC.

BY: James S. Snyder
James S. Snyder, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF HAMILTON

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 Hixson, Tennessee the 30th day of September, 1992.

Sandra D. Reagan
Notary Public

NOTARY PUBLIC SANDRA REAGAN HAMILTON COUNTY, TENNESSEE

My COMMISSION EXPIRES:

6-6-95

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Affiant

Subscribed to and sworn before me this 1st day of October 19 92.

Judith

My Commission Expires: 11/21/92

NOTARY PUBLIC AT LARGE TENNESSEE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
James R. Watts	James R. Watts	92
612 39th Avenue North	8188 White's Creek Pike	09
Nashville, TN 37209	Joelton, TN 37080	27

EXHIBIT "A"

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 American General Finance, Inc., by Trustee's Deed from Kevin Jones, Trustee, dated April 23, 1992, recorded April 23, 1992, in Book 8609, Page 24, Register's Office for Davidson County, Tennessee.

This property also known as 612 39th Ave North, Nashville, Tennessee, 37209.

rta/rtal4347

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

51095

IDENTIFICATION REFERENCE

Oct 2 8 05 AM '92

DAVIDSON COUNTY, TN

6561 10/02 0101 03CHECK 35.20

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	6000.00
			CON TX	22.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	35.20
			CHECK	35.20
10/02/92	01		08:06 0001	6561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5109.5.

IDENTIFICATION REFERENCE

OCT 2 8 05 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 576106