Box 5

BOOK 8810 PAGE 447

This Instrument Was Prepared By:
ROBERT P. ZIEGLER, ATTORNEY
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Dorothy G. Lake 1415 Franklin Avenue Nashville, TN 37206	Dorothy G. Lake 1415 Franklin Avenue Nashville, TN 37206	83 05 355

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMERICAN GENERAL FINANCE, INC.**, a Tennessee Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DOROTHY G. LAKE**, (the (Grantee"), her heirs and assigns, all its right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly 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.
>
> Also being the same property conveyed to American General Finance, Inc. by deed from Kevin Jones, Substitute Trustee, of record in Book 8668, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1415 Franklin Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of a one-half (1/2) undivided interest of said land in fee simple, has a good right to convey that interest, and the same is unencumbered except as follows:

(1) Current year real property taxes which are assumed by the Grantee;

(2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute;

(3) Any and all restrictions, easements, set-back lines and covenants of record in the Register's Office for Davidson County, Tennessee.

(4) It is understood between the parties that Grantor has an undivided one-half (1/2) interest in this property and that Grantee is one of the heirs of John E. Giles and is part owner of that other one-half (1/2) undivided interest.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant specially and forever defend the title to its undivided one-half (1/2) interest in said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, claiming through and under Grantor (other than claims arising out of the matters set forth in item (1), (2), (3) and (4) above, but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor causes this instrument to be executed by its duly authorized officer this the 6th day of November, 1992.

AMERICAN GENERAL FINANCE, INC.

By: James L. Snyder

TITLE: V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me this 9 day of December, 1992.

NOTARY PUBLIC

My Commission Expires:
12-4-93

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared James S. Snyder with whom I am personally acquainted and who upon oath acknowledged himself/herself to be the Vice-President of American General Finance, Inc., the within bargainor, a Tennessee Corporation, and that he/she as such Vice-President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as its Vice-President.

WITNESS my hand and seal at office in Hamilton, County, this the 9th day of November, 1992.

NOTARY PUBLIC

My Commission Expires:
6-6-95

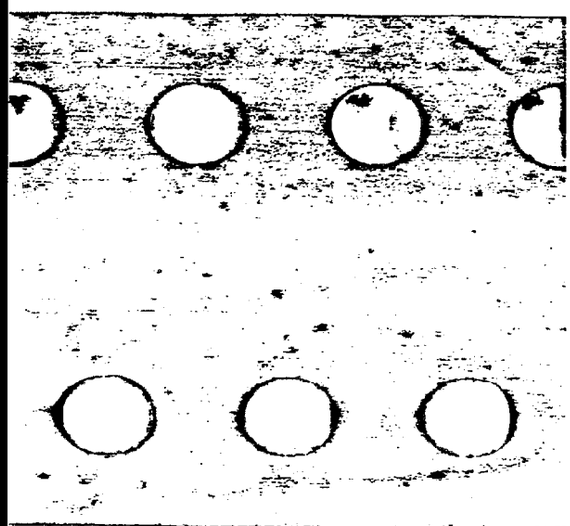
7.25 5.1.

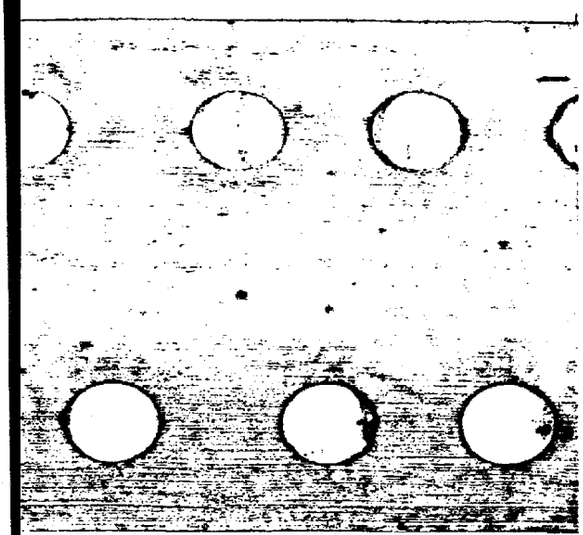
IDENTIFICATION REFERENCE

DEC 10 10 19 AM '92

DAVIDSON COUNTY, TN

0356 12/10 0101 03CHECK 101.00





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 24000.00
				CON TX 88.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 101.80
				CHECK 101.80
			12/10/92 01	10:17 0001 0356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.25 5.1.

IDENTIFI REFERENCE

Dec 10 10 19 AM '92

DAVIDSON COUNTY, TN

No. 599576