BOOK 8878 PAGE 367

2/3

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Joyce A. McDavid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 1993.

Jill L. Keller
NOTARY PUBLIC

JILL L. KELLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
11-7-96

THIS INSTRUMENT PREPARED BY:
TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG
ONE ELEVEN UNION STREET
NASHVILLE, TN 37201

ADDRESS NEW OWNER	SEND TAX BILLS	MAP-PARCEL
JOYCE A. MCDAVID **74 Lutie Street** **Nashville, TN 37210**	**DOMINION BANKSHARES MORTGAGE CORPORATION** P. O. Box 9703 McLean, Virginia 22102-0703	**119-6-87** **6DA-14351**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMERICAN GENERAL FINANCE, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOYCE A. MCDAVID**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

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 American General Finance, Inc. by deed from Kevin Jones, as Trustee of record in Book 8573, Page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS IMPROVED PROPERTY KNOWN AS **74 Lutie Street** in **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 we as Grantors do covenant with the said GRANTEE that we are lawfully seized and possessed of said land and that we have a good right to convey it. We as Grantors do further covenant and bind ourselves, our heirs and representatives unto said Grantee, her

heirs and assigns to specially warrant and defend the title to the said land against the lawful claims of all persons claiming the same by through or under us as Grantors, but not further or otherwise.

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

WITNESS my hand this 8th day of **February, 1993.**

AMERICAN GENERAL FINANCE, INC.

By: Jim Synder
JIM SYNDER, VICE-PRESIDENT

STATE OF Tennessee
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,personally appeared **JIM SYNDER** with whom I am personally acquainted, and who upon his oath acknowledged himself to be the **VICE-PRESIDENT** of the **AMERICAN GENERAL FINANCE, INC.**, and that he as such **VICE-PRESIDENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **JIM SYNDER** as such **AMERICAN GENERAL FINANCE, INC.**

WITNESS my hand, at office, this 8th day of **February, 1993.**

Sandra D. Reagan
NOTARY PUBLIC

My Commission Expires: 6-6-95

SANDRA D. REAGAN NOTARY PUBLIC HAMILTON COUNTY, TENNESSEE

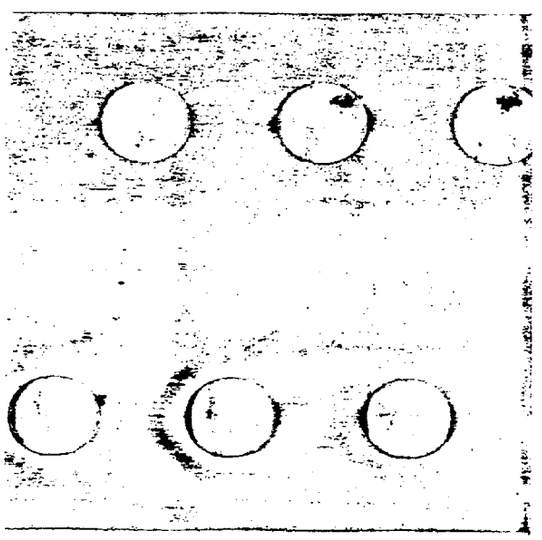
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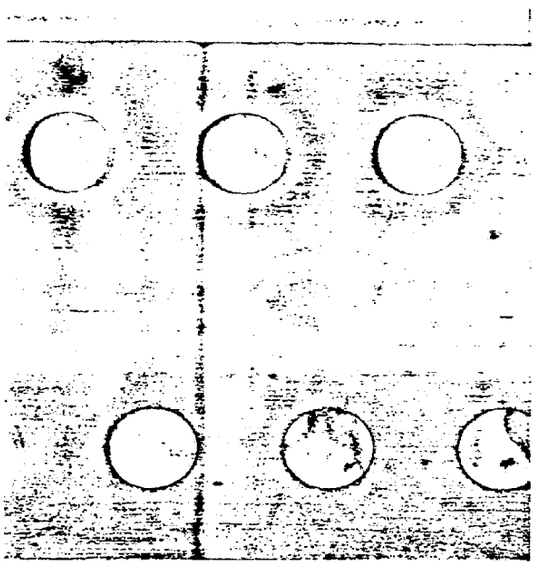
IDENTIFICATION REFERENCE

MAR 3 9 26 AM '93

WILLIAM Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8732 03/03 0101 03CHECK 138.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 8878 PAGE 369

RECEIVED OF _____

FOR _____

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
			03/03/93 01	09:25 0001 8732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 9 3 7

IDENTIFI REFERENCE

MAR 3 9 26 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 626309