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B615

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

James L Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 1993

Carolyn B. Reed
Notary Public

MY COMMISSION EXPIRES: 4-16-95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

Michael T. Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS Real Estate Information Services, Inc. 1100 Re:mit Dr. Nashville, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS: | MAP-PARCEL NUMBER |
|---|---|---|
| James L. Dunn et ux | Same | 59-5 Parcel 9 |
| 4540 Clarksville Hwy. | | |
| Nashville, TN 37218 | | |

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, WE, American General Finance, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO James L. Dunn et ux Beulah D. Dunn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attachment "A" Legal Description

93 JUL 23 PM 3:49

43944

RECEIVED FOR REFERENCE

Improved ( ) Unimproved ( X ) property, known as 4917 Wicks Blvd. Dr. (Room Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, except as hereinafter set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend 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 this 21st day of July, 1993

AMERICAN GENERAL FINANCE, INC.

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

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY WHEN RECEIVED FOR THIS DOCUMENT

DE 19 93 04:44 PM ( HERM ) PAGE 002

STATE OF TENNESSEE

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Hamilton County

Before me, Audrey Headrick, a Notary Public in and for the State and County aforesaid, personally appeared James E. Snyder

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the American General Finance, Inc. a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Hamilton County, Tennessee, this 20th day of July, 19 93.

Audrey Headrick Notary Public

Commission Expires 10/9/96

NOTARY PUBLIC HAMILTON CO.

SECRETARY'S CERTIFICATE

I, Jeffrey L. Ledbetter, Assistant Secretary of American General Finance, Inc., a Tennessee corporation, hereby certify that James S. Snyder was elected to the office of Regional Vice President and Assistant Secretary of American General Finance, Inc. (formerly known as CREDITHRIFT of America, Inc.) at the annual meeting of the Board of Directors held on April 9, 1991, and he continues to serve in such capacity as of the date hereof.

I further certify that the following resolution was adopted at the annual meeting of Board of Directors, dated April 14, 1981, and that the resolution has not been revoked or rescinded.

> "RESOLVED FURTHER, that the President or any Vice President and the Secretary or any Assistant Secretary shall be and they are hereby authorized and empowered to do all things necessary and proper to effect the transfer of title to real estate of the corporation by sale or otherwise and/or to grant such power to attorneys-in-fact of the corporation."

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary and have caused the corporate seal of said corporation to be hereunto affixed this 16th day of January, 1992.

American General Finance, Inc.,
f/k/a CREDITHRIFT of America, Inc.

Jeffrey L. Ledbetter,
Assistant Secretary

CERTIFIC

ATTACHMENT "A" - LEGAL DESCRIPTION

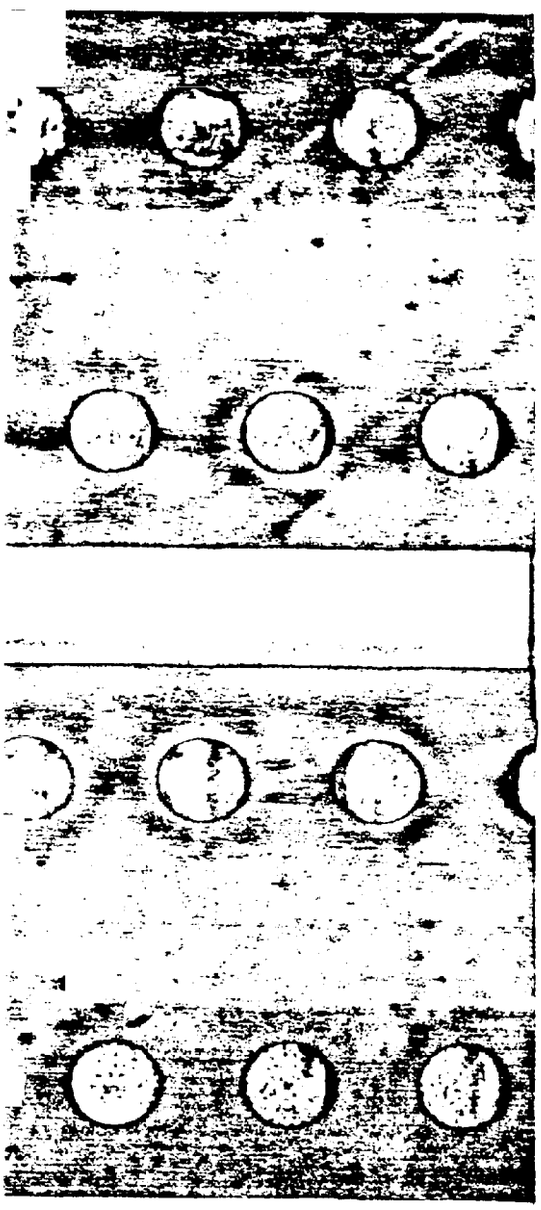
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County. Said Lot No. 119 fronts 80.0 feet on the easterly side of Vistaview Drive and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to American General Finane, Inc., by deed from Robert P. Ziegler, Substitute Trustee, dated April 6, 1993, recorded April 7, 1993, Book 8910, page 733, Register's Office for Davidson County, Tennessee.

This property is also known as 4912 Vistaview Drive, Nashville, Tennessee 37218.

7090 07/23 1101 03CHECK 122.45



**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 | 28500.00 |
| | | | CON TX | 105.45 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 16.00 |
| | | | TOTAL | 122.45 |
| | | | CHECK | 122.45 |

07/23/93 01 08:49 0001 7090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43944

IDENTIFICATION REFERENCE

93 JUL 23 AM 8:4[illegible]

[illegible]

No. 677459