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B45

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

James L. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 3-25-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Atty., SMS 1100 Kermit Drive, Suite 204, Nashville, TN 37217

NAME AND ADDRESS	MORTGAGEE:	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER (S) AS FOLLOWS: James L. Dunn etux Beulah D. (NAME) 4540 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	None (NAME) (STREET ADDRESS) (CITY) (STATE) (P.O. ZIP)	60 02 106.00

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 and wife, 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:

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

Being Lot No. 76 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 74.35 feet on the north side of Meadowside Lane and runs back 143.3 feet on the east line and 149.5 feet on the west line to a broken line in the rear on which it measures 80.7 feet.

Being the same property conveyed to American General Finance, Inc. by Trustee's Deed from Kevin Jones, Trustee, dated September 2, 1993, recorded September 3, 1993, Book 9071, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to certain easements, building setback lines and restrictions of record shown on plat recorded in Book 2900, page 119, Register's Office for Davidson County, Tennessee.

Also subject to Restrictions of record in Book 3136, page 52 and amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee.
It is understood by the Grantors and Grantees herein that subject property is conveyed with full understanding that purchase is a "AS IS CONDITION".

unimproved ( )
This is improved (X) property, known as 3105 Meadowside Lane, Nashville, Tn
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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, unless otherwise herein set out; and we do further covenant 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 this 3rd day of January, 19 94

American General Finance, Inc.

By: James S. Snyder
James S. Snyder
Director of Operations

STATE OF TENNESSEE
Davidson County

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
~~Davidson~~ Hamilton **County**

Before me, the undersigned, a Notary Public in and for the State and County 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 oath, acknowledged himself to be the Director of Operations of the American General Finance, Inc. a corporation, and that he as such Director of Operations executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Director of Operations

Witness my hand and official seal at Hixson, Tennessee, this 3rd day of January, 19 94

Janet M. Carhart Notary Public

Commission Expires 10-22-97

U4353
IDENTIF. & REFERENCE

94 JAN -5 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM
American General Finance, Inc.

TO
James L. Dunn etux Beulah D. Dunn

6197 01/05 0101 03CHECK 145.90

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 37000.00
CDN TX 136.90
PRFEE 1.00
WDEED 8.00
TOTAL 145.90
CHECK 145.90

01/05/94 01 13:53 0001 6197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04355
IDENTIF. ↑ REFERENCE

94 JAN -5 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742220