This Instrument was Prepared by:
Robert P. Ziegler, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

MAP 095-12-0
Parcel 130.00

American General Finance, Inc.
2720 Old Lebanon Road
P.O. Box 140818
Nashville, Tennessee 37214

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 01/24/98

16375
IDENTIF. ↑ REFERENCE

94 FEB -9 AM 9:18
FELIX Z. PAESANI III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 30th day of March, 1993, Peggy G. Ingram executed a Deed of Trust to Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $16,224.43, payable to the order of American General Finance, Inc. as fully set out in Book 8904, Page 379, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and American General Finance, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Kevin Jones, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 6, January 13, and January 20, 1994, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, February 2, 1994, at 12:00 noon at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and

WHEREAS, at said sale, American General Finance, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twelve Thousand Five Hundred and no/100 ($12,500.00) dollars; and

NOW, THEREFORE, I, Kevin Jones, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twelve Thousand Five Hundred and no/100 ($12,500.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto American General Finance, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

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. 51 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County.

SAID Lot No. 51 fronts 150.3 feet on the northerly side of Lakeland Drive and runs back 203.7 feet on the westerly line and 200.7 feet on the northeasterly line, to a point, said lot being triangular in shape.

BEING the same property conveyed to Tony Ingram and wife, Peggy G. Ingram by deed from Vernon Johnson, Executor of the Estate of Naomi Green, deceased of record in Book 4669, page 280, Register's Office for Davidson County, Tennessee.

The said Tony Ingram died thereby vesting title to Peggy G. Ingram, as surviving tenant by the entirety.

This is improved property also known as 2604 Lakeland Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said American General Finance, Inc., its successors and assigns, forever.

I, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 8904, Page 379, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said American General Finance, Inc., its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Kevin Jones, Trustee, has hereto set his hand, this the 8th day of February, 1994.

K. Jones, Trustee

KEVIN JONES, TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kevin Jones, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

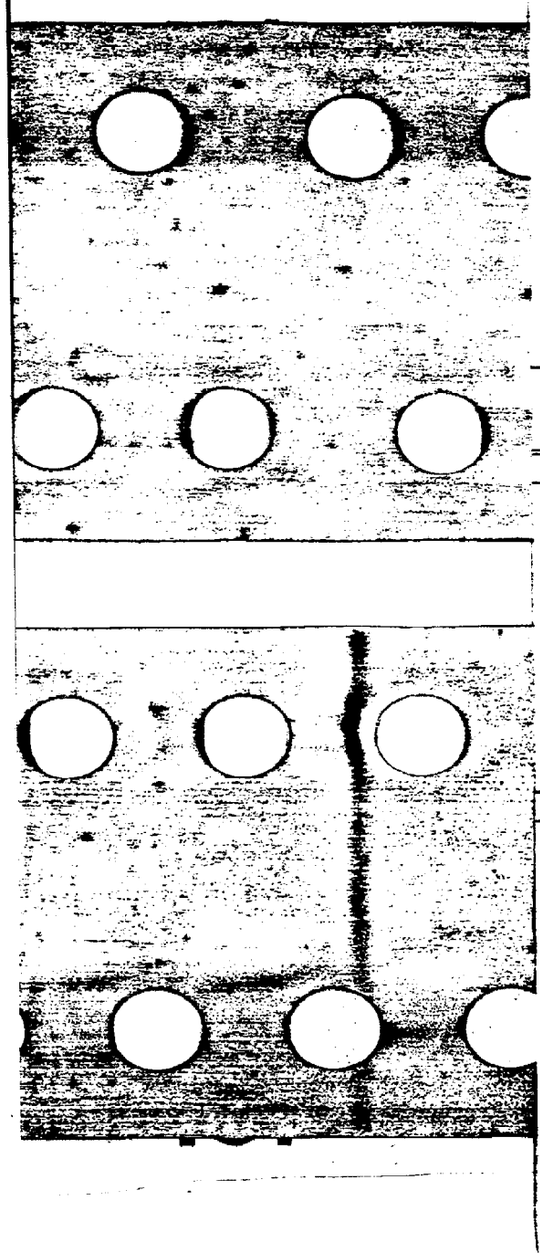
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 8th day of February, 1994.

Lois L. Bates
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
01/24/98

4054 02/09 0101 03CHECK 59.25



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9245 PAGE 746

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	~~12500.00~~
			CON TX	46.25
			PRFEE	1.00
			WDEED	12.00
			TOTAL	59.25
			CHECK	59.25
02/09/94	01	09:17	0001	4054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16375
IDENTIF. ↑ REFERENCE

94 FEB -9 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 754806