This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

SOB

BOOK 9539 PG 303

ADDRESS NEW OWNER:
Amy Stewart
2604 Lakeland Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
Map 95
Group 12
Parcel 130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, American General Finance, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Amy Stewart, 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:

> 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 American General Finance, Inc. by deed from Kevin Jones, Trustee, as of record in Book 9245, page 743, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. Matters shown on the Plan of record in Book 2133, page 63, said Register's Office.
3. Driveway Agreement of record in Book 4668, page 194, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Amy Stewart, her heirs and assigns, forever; and American General Finance, Inc., does covenant with the said Grantee that it

is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 1st day of December, 1994.

AMERICAN GENERAL FINANCE, INC., a Tennessee corporation

BOOK 9539 PG 304

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

0562 12/06 0101 03CHECK 306.48

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, the undersigned Notary Public in and for said County and State, 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 Vice President (or other officer authorized to execute the instrument) of the American General Finance, Inc. , the within named bargainor, a corporation, and that he as such Vice President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Vice President.

Witness my hand and official seal at Hixson, Tennessee, this the 1st day of December, 1994.

Janet M. Carhart
NOTARY PUBLIC

My Commission Expires: 10/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,400.00.

Amy Stewart
AFFIANT

Subscribed and sworn to before me
this 2nd day of December, 1994.

NOTARY PUBLIC
My Commission Expires: Nov 24 96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

94 DEC -6 AM 11:31
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 11985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9539 PG 305

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 80400.00
CON TX 297.48
PRFEE 1.00
WDEED 8.00
TOTAL 306.48
CHECK 306.48

12/06/94 01 11:31 0001 0562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14985
IDENTIF. & REFERENCE

94 DEC -6 AM 11:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 860561