This Instrument was Prepared by:
Robert P. Ziegler, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

BOOK 9890 PG 6

ADDRESS NEW OWNER:

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

SEND TAX BILLS:

SAME

Map & Parcel
072-14-0 247.00

95 DEC 15 PM 3:16
DAVIDSON COUNTY, TN.

PICK-UP

01325333
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $55,550.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 01/24/98

TRUSTEE'S DEED

WHEREAS, on the 21st day of October, 1992, Carlton D. Waller and wife, Arnetta R. Waller, executed a Deed of Trust to Kevin Jones, Atty. at Law, as Trustee, to secure a promissory note of even date in the amount of $108,881.59, payable to the order of American General Finance, Inc. as fully set out in Book 8765, Page 832, 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 J. Jones, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in the Nashville Record, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 16, November 23, and November 30, 1995, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, Atty. at Law, as Trustee, through my duly appointed agent, Robert P. Ziegler, 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 Thursday, December 14, 1995, at 10:00 a.m. 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 Fifty-Five Thousand Five Hundred Fifty and No/100 ($55,550.00) dollars; and

NOW, THEREFORE, I, Kevin Jones, Atty. at Law, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fifty-Five Thousand Five Hundred Fifty and No/100 ($55,550.00) 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 the 11th, formerly the 18th. Covil District of Davidson county, Tennessee, described as follows:
>
> Beginning on the northerly margin of Cahal Avenue 104-3/4 feet westerly from the westerly margin of Northview Avenue; thence north 1-1/2 east and parallel to Northview Avenue 200 feet to a point 73-1/2 feet south of the southerly line of Lot No. 1 in coggin's First Addition, as of record in Book 421, Page 33, Register's Office for said County, thence westerly parallel with same 50 feet to the westerly line of the lot conveyed to Sam A. High, be deed of record in Book 417, Page 277, said Register's Office; thence with the easterly line of this property, South 1-1/2 degrees West 200 feet to the northerly margin of Cahal Avenue; thence westerly with same, 50 feet to the beginning.
>
> Being the same property conveyed to Carlton D. Waller and wife, Arnetia R. Waller by deed from Terry L. Kemp, dated October 21, 1992, recorded October 26, 1992, in Book 8765, Page 828, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1509 Cahal Avenue, Nashville, Tennessee 37207.

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, Atty. at Law, Trustee, under the said Deed of Trust of record in Book 8765, Page 832, 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, Atty. at Law, Trustee, has hereto set his hand, this the 14th day of December, 1995.

K. Jones Atty at Law, Trustee

KEVIN JONES, ATTY. AT LAW, 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, Atty. at Law, 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.

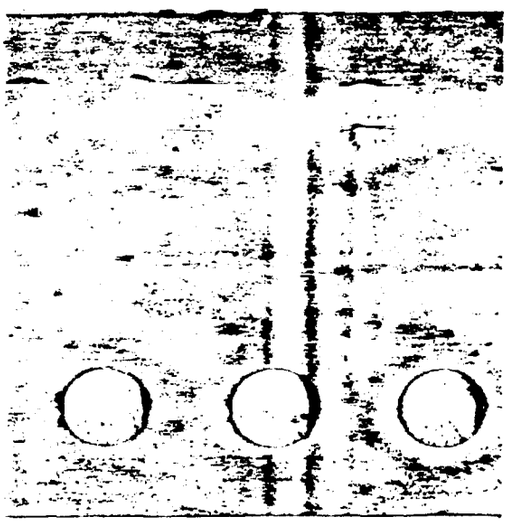
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 14th day of December, 1995.

NOTARY PUBLIC

My Commission Expires:

04/24/98

9803 12/15 0101 03CHECK 218.54





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9890 PG 9

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 55550.00
CON TX 205.54
PRFEE 1.00
WDEED 12.00
TOTAL 218.54
CHECK 218.54

12/15/95 01 15:17 0001 3823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132533
IDENTIFICATION REFERENCE

95 DEC 15 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 987268