Box 5

"Special Warranty Deed"

BOOK 9937 PG 318

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 2nd DAY OF January February 19 96

Notary Public Robert D. Shemin, Atty

MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

Michael Troy Haley, Atty THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services of TN., Inc. 1100 Kermit Dr., Suite 204, Nash., TN

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	MAP-PARCEL NUMBERS
Robert D. Shemin (NAME)	SAME (NAME)	72
P. O. Box 128186 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14
Nashville, TN 37212-8186 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	247.00

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 Robert D. Shemin

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

Land in the 11th, formerly the 18th Civil 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 Coggins'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, by deed of record in Book 417, page 277, said Register' 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 American General Finance, Inc. by Trustee's Deed from Kevin Jones, Trustee, dated October 21, 1992, recorded December 15, 1995, Book 9890, page 6, Register's Office for Davidson County, Tennessee.

*claiming by, through or under the grantor but not otherwise.

Subject to easements, setback lines and restrictions that appear of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1509 Cahal Avenue (House Number) (Street) Nashville (P.O. Address) (City or Town) Tennessee 37206 (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. 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 30th day of January, 19 96

American General Finance, Inc.

By: James S. Snyder

James S. Snyder
Director of Operations

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

083 318

STATE OF TENNESSEE
Davidson County

BOOK 9937 PG 319

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 County~~ 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 30th day of January, 1996

Carolyn M. Pearl Notary Public

Commission Expires 7-24-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
American General Finance, Inc.

TO
Robert D. Shemin

This instrument was prepared by:
Michael Troy Haley, Attorney
SMS/Strategic Mortgage Services of Tn. Inc.
1100 Kermit Drive, Suite 204
Nashville, Tennessee 37217

Attachment "A"

SECRETARY'S CERTIFICATE BOOK 9937 PG 320

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.

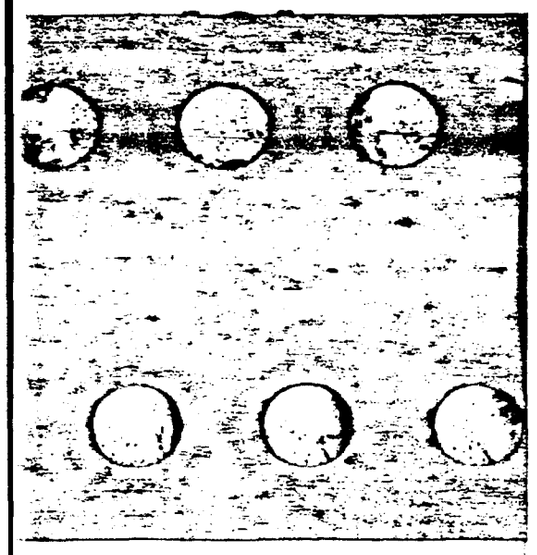
Jeffrey L. Ledbetter,
Assistant Secretary

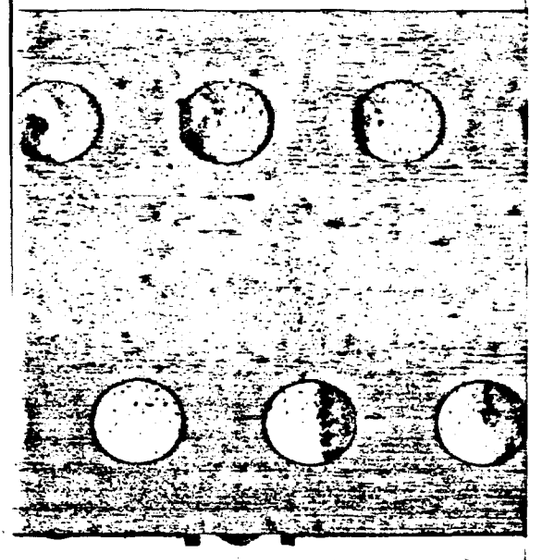
CERTIFIC

0146958
IDENTIF. & REFERENCE

96 FEB -5 AM 8:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4347 02/05 0101 03CHECK 133.25





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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 321

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 12.00
TOTAL 133.25
CHECK 133.25

02/05/96 01 08:47 0001 4347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146958
IDENTIF. # REFERENCE

96 FEB -5 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002578