Box 5

PREPARED BY: MID-AMERICA TITLE
SUITE 112, UPTAIN BUILDING
CHATTANOOGA TENNESSEE 37411

STATE OF ~~COLORADO~~ Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 31,480.38

Affiant

Subscribed and sworn to before me this 14th day of June, 1996

My Commission Expires: 1-25-97
(Affix Seal)

"ASSUMPTION DEED"

BOOK 10087 PG 792

IN CONSIDERATION OF ONE ($1.00) DOLLAR and other valuable considerations paid, the receipt of which is hereby acknowledged, and the assumption by the Grantee(s) herein of the unpaid balance, together with all accrued interest thereon, of the original indebtedness of $ 55,877.03 Dollars, evidenced by one (1) note dated March 31, 1987, and secured by a deed of trust executed by Douglas P. Vandenberg and Johnny L. Jones, to Kevin Jones and Fuston E. Wright, Trustees for Credithrift of America, Inc., n/k/a American General Finance, Inc. dated March 31, 1987, and recorded in Book 7187, Page 948, in the Register's Office of Davidson County, State of Tennessee, said note and deed of trust having been assigned by Credithrift of America, Inc., n/k/a American General Finance, Inc. to American General Finance

I(We) Douglas P. Vandenberg, a single person, do hereby sell, transfer, and convey unto Lincoln Trust Company, Custodian F/B/O Robert Bond Miller the following described real estate, to-wit:

See Exhibit "A" Legal Description

As a further consideration the Grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the Note and Deed of Trust in favor of Credithrift of America, Inc., n/k/a American General Finance, Inc., which is recorded in Book 8034, page 609, Register's Office for Davidson County, Tennessee, the original amount of which was $50,264.36.

Also subject to the following: 1996 County taxes, which have been prorated as of the date of deed and assumed by the Grantee herein; easements, setback lines and certain restrictions of record in Plat Book 57, page 93, said Register's Office.

TO HAVE AND TO HOLD the same unto the said Lincoln Trust Company, Custodian F/B/O Robert Bond Miller their heirs and assigns, forever in fee simple, I (We) convenant that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is clear, free and unencumbered, except as hereinabove mentioned and assumed, and that we will forever warrant and defend the same against all lawful claims.

WITNESS our hands this 14th day of June, 1996

Douglas P. Vandenberg, unmarried (Grantor)

Lincoln Trust Company, Custodian F/B/O Robert Bond Miller, by: _____ Title
(Grantee)

STATE OF Tennessee
COUNTY OF Davidson

On this 14th day of June, 19 96, before me personally appeared Douglas P. Vandenberg, unmarried to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 1-25-97

GRANTEE'S ADDRESS:	MAIL TAX BILLS TO:	MAP-PARCEL NUMBER:
Lincoln Trust Company F/B/O Robert Bond Miller 6312 Fiddlers Green Circle #400E Englewood, CO 80111	Lincoln Trust Co P.O. Box 5831 Denver, CO 80217	118-01-190.00

Exhibit "A" Legal Description:

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. 49 and the westerly one-half of Lot No. 48 on the plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

SAID Lot No. 49 and the westerly part of Lot No. 48 front together 75 feet on the northerly side of Gilmore Avenue and run back between parallel lines 155 feet to an alley.

Being the same property conveyed to Douglas P. Vandenberg, a single person by deed from American General Finance, Inc., formerly known as Credithrift of American, Inc., by James S. Snyder, Director of Operations, dated August 10, 1992, recorded October 9, 1992, Book 8753, page 357, Register's Office for Davidson County, Tennessee.

State of Colorado
County of Arapahoe

Before me, the undersigned, a Notary Pulbic in and for the State and County aforesaid, personally appeared Tamara J Armour, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknolvedged himself to be the Manager of the Lincoln Trust Company, a corporation, and that he/she as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as Manager.

Witness my hand and official seal at Englewood, Colorado, this 11th day of June, 1996.

Annie A Sigety
Notary Public

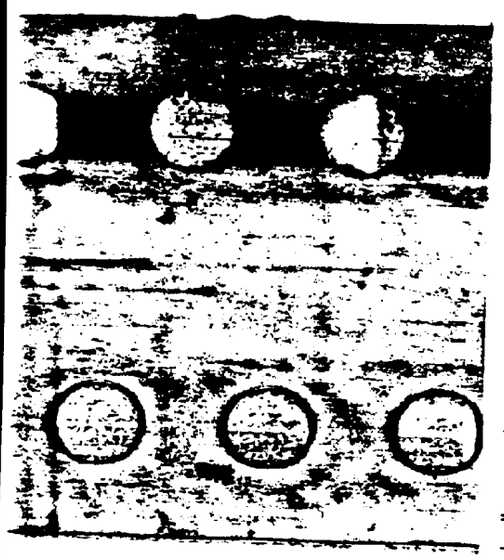
My Commission Expires: 1/9/99

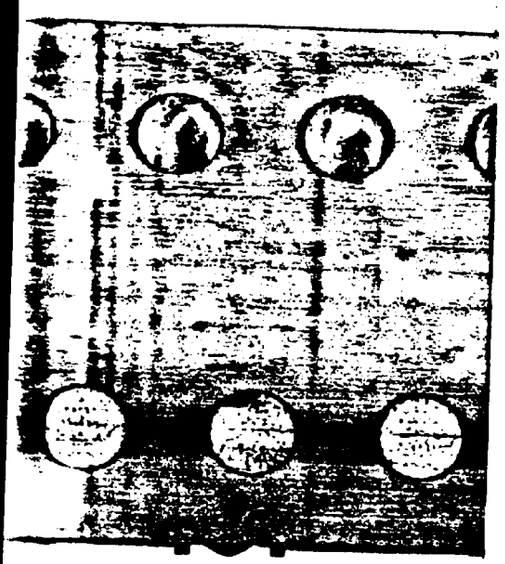
ANNIE A. SIGETY NOTARY PUBLIC STATE OF COLORADO

0193039
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 8:47
FELIX A. SPRUILL REGISTER
DAVIDSON COUNTY, TN.

3839 06/17 0101 03CHECK 125.48





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 794

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

MAMT 31480.38
MOR TX 116.48
CANCEL
06/17/96 01 08:49 0001 3838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193039
IDENTIF. ↑ REFERENCE

96 JUN 17 AM 8:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

CAMT 31480.38
CON TX 116.48
PRFEE 1.00
WDEED 8.00
TOTAL 125.48
CHECK 125.48
06/17/96 01 08:49 0001 3839

No. 1051650