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

BOOK 10102 PG 798

ADDRESS NEW OWNER:

American General Finance, Inc.
5520 Old Hickory Blvd.
Hermitage, Tennessee 37076

82-04-0
132

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,500.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

PICK-UP

96 JUN 28 PM 2:33

0197955

TRUSTEE'S DEED

WHEREAS, on the 20th day of July, 1988, Bobbie Jean Edwards executed a Deed of Trust to M.S. Vaughan and/or Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $54,583.20, payable to the order of Credithrift of America, Inc. as fully set out in Book 7610, Page 368, 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., successor to Credithrift of America, 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 June 6, June 13 and June 20, 1996, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, as Trustee, through my duly appointed agent, Robert P. Ziegler, Attorney, 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 Friday, June 28, 1996, 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 Twenty Thousand Five Hundred and No/100 ($20,500.00) 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 Twenty Thousand Five Hundred and No/100 ($20,500.00) 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:

BEING Lot No. 142 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for said County.

SAID Lot No. 142 fronts 50 feet on the easterly side of North Sixth Street, and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Bobbie Jean Edwards Cannon by Final Divorce Decree from Walter Murry Cannon, as of record in Book 4746, Page 337, Register's Office for Davidson County, Tennessee.

ALSO being the same property conveyed to Walter Cannon and wife, Bobbie Cannon by Installment Deed from Ford Allen Slea and wife, Willie Lorene Slea, as of record in Book 2497, Page 626, Register's Office for Davidson County, Tennessee.

The said Bobbie Jean Edwards and Bobbie Jean Edwards Cannon being one and the same person.

This is improved property also known as 1009 North 6th Street, 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, Trustee, under the said Deed of Trust of record in Book 7610, Page 368, 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 28th day of June, 1996.

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

BOOK 10102 PG 800

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.

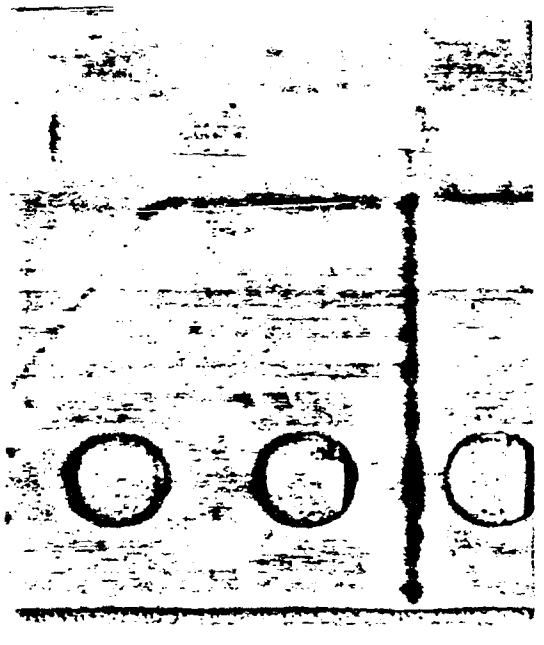
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 28th day of June, 1996.

NOTARY PUBLIC

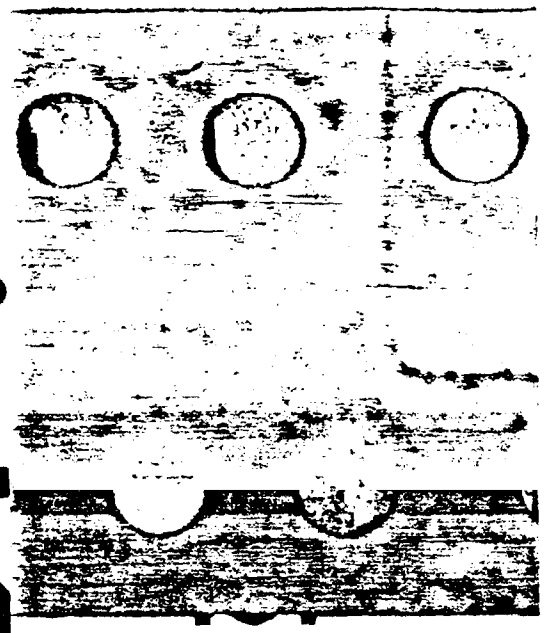
My Commission Expires:
01/24/98

7-19 05:28 2101 33CHECK 88.35

EC



OFF



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

RECEIVED OF _____

FOR _____

BOOK 10102 PG 801

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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	20500.00
CON TX	75.85
PRFEE	1.00
WDEED	12.00
TOTAL	88.85
CHECK	88.85

06/28/96 01 14:39 0001 9110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197955
IDENTIFICATION REFERENCE

96 JUN 28 PM 2:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056858