Box 5

BOOK 10140 PG 579

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant Lester McClain

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 1/25/97

(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Michael T. Haley, Atty. 1100 Kermit Dr. #204 Nashville, Tennessee 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	MAP & PARCEL NUMBERS
Lester McClain (NAME)	Same (NAME)	82-04-132.00
1009 No. 6th St. (STREET ADDRESS OR ROUTE NUMBER)	P O Box 63 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Brentwood TN 37024 (CITY) (STATE) (P.O. ZIP)	

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 Lester McClain

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:

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 American General Finance, Inc., by Trustee Deed from Kevin Jones, Trustee, dated June 28, 1996, recorded June 28, 1996, Book 10102, page 798, in the Register's Office for Davidson County, Tennessee.

Subject to the following: 1996 county taxes, which have been prorated as of date of deed and assumed by Grantee; easements, setback lines and certain restrictions of record in Book 57, page 82, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1009 No. 6th St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (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, against the lawful claims of all persons ~~whomsoever~~ 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. *claiming by, through or under Grantor, but not otherwise.

Witness my hand this 31st day of July, 19 96

Brad Borchers

American General Finance, Inc., by Brad Borchers, Director of Operations

STATE OF TENNESSEE
Davidson County

BOOK 10140 PG 580

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

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brad Borchers

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 Nashville, Tennessee, this 31st day of July, 19 96

_____ Notary Public

Commission Expires 1-25-97

WARRANTY DEED

FROM
American General Finance, Inc.

TO
Lester McClain

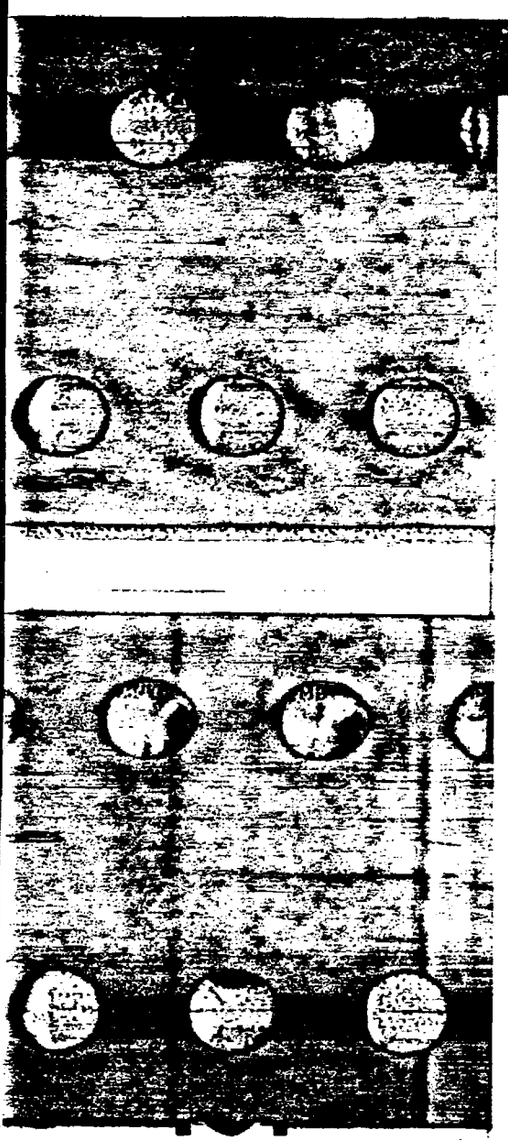
0209651

IDENTIF. ✦ REFERENCE

96 AUG -1 AM 11:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1786 08/01 0101 03CHECK 68.20



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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 581

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.20
				CHECK 68.20
			08/01/96 01	12:01 0001 1786

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209651
IDENTIF. ↑ REFERENCE

96 AUG -1 AM 11:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069369