BOOK 53

BOOK 10210 PG 525

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

08/-16-0
605,00

ADDRESS NEW OWNER:

American General Finance, Inc.
6410 Charlotte Avenue, #107
Nashville, Tennessee 37209

SEND TAX BILLS:

SAME

0231606
IDENTIFICATION REFERENCE

96 OCT -1 PM 3:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,163.34.

AFFIANT

Subscribed and sworn to before me this the 1st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 7th day of November, 1991, Joseph Starks, a single man, executed a Deed of Trust to Timothy W. Light, as Trustee, to secure a promissory note of even date in the amount of $25,464.00, payable to the order of American General Finance, Inc., as fully set out in Book 8485, Page 754, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Timothy W. Light, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 10157, Page 534, 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 Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute 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 August 29, September 5 and September 12, 1996, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, 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 Monday, September 30, 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 Twelve Thousand One Sixty Three and 34/100 ($12,163.34) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twelve Thousand One Hundred Sixty Three and 34/100 ($12,163.34) 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:
>
> Being Lot No. 24 in B. W. Hall's Subdivision, said lot fronting 57 1/2 feet on the east side of 11th Avenue North, formerly Cumberland Street, City of Nashville, and running back 150 feet to an alley on which said lot fronts 47 1/2 feet.
>
> Being the same property conveyed to Joseph Starks, a single man, by Deed from Mamie Battle, a widow, dated December 2, 1958, of record in book 2858, page 33, Register's Office for Davidson County, Tennessee, and by deed dated October 4, 1963, of record in Book 3641, page 11, subject property was conveyed to Joseph Starks and wife, Pecola Starks, from Tom G. Coleman, jr., Trustee, in order to create a tenancey by the entriety, said Register's office.

This is improved property also known as 1012 11th Avenue North, Nashville, Tennessee 37208.

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, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8485, Page 754, 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 a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 1st day of October, 1996.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10210 PG 527

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

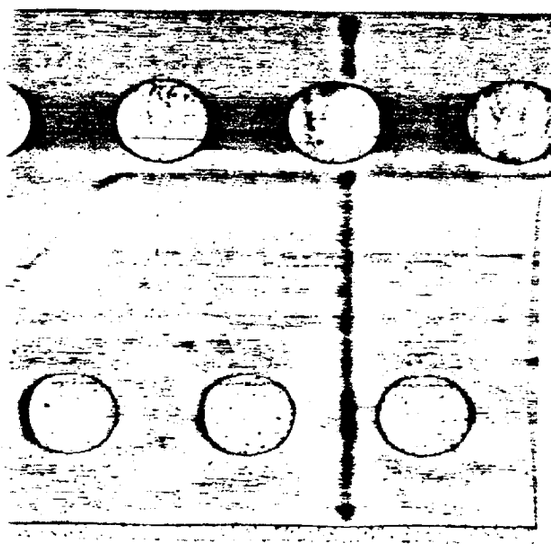
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 1st day of October, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98

7215 10/01 0101 03CHECK 58.01

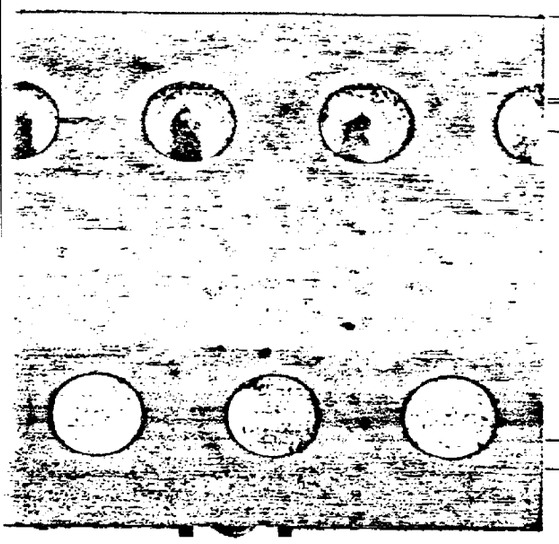


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10210 PG 528



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 12163.34
CON TX 45.01
PRFEE 1.00
WDEED 12.00
TOTAL 58.01
CHECK 58.01

10/01/96 01 15:52 0001 5215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231606
IDENTIFICATION REFERENCE

96 OCT -1 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072304

No. [redacted]