BOOK 10245 PG 801

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

Map 119-13-0
Parcel 075.00

ADDRESS NEW OWNER:

Joyce A. Johnson
3498 Sandy Springs Road
Cedar Hill, Tennessee 37032

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,001.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

0242433
IDENTIFICATION REFERENCE

96 NOV -1 AM 11:04
FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 1st day of March, 1995, Thomas R. Bruce and wife, Rita F. Bruce, executed a Deed of Trust to Kevin Jones, Attny, as Trustee, to secure a promissory note of even date in the amount of $117,376.20, payable to the order of American General Finance, Inc. as fully set out in Book 9610, Page 355, 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 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 September 19, September 26 and October 3, 1996, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, as Trustee, through my duly appointed agent, Robert P. Ziegler, 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 Thursday, October 31, 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, Joyce A. Johnson was the highest and best bidder, the amount of her bid being in the sum of Thirty-Six Thousand One and No/100 ($36,001.00) 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 Thirty-Six Thousand One and No/100 ($36,001.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Joyce A. Johnson, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> The following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:
>
> Land in Davidson County, Tennessee, being Lot No. 69 on the Map of H. G. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for said County.
>
> Said Lot No. 69 fronts 65 feet on the westerly side of Louise Drive, and runs back between lines measuring 180.9 feet on the north line and 179.7 feet on the south line, to a dead line in the rear measuring 65 feet thereon.
>
> Being the same property conveyed to Thomas R. Bruce and wife, Rita F. bruce, by Quitclaim Deed from Morris Fort Gower and Wife, Ruth M. Gower, dated November 30, 1991, recorded July 17, 1992, in Book 8678, page 656, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3025 Louise Drive, Nashville, Tennessee 37211.

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 Joyce A. Johnson, her heirs and assigns, forever.

I, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 9610, Page 355, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Joyce A. Johnson, her heirs 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 31st day of October, 1996.

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

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.

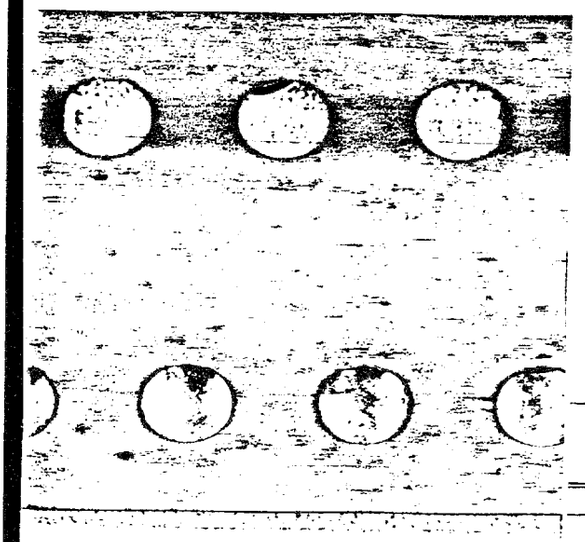
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 31st day of October, 1996.

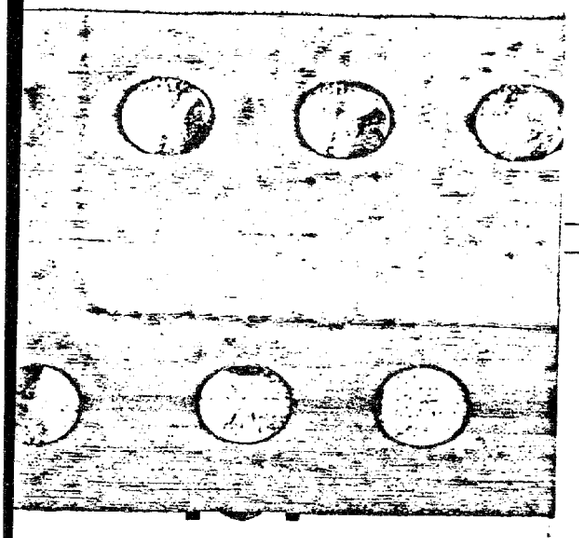
NOTARY PUBLIC

My Commission Expires:

01/24/98

5852 12/01 0101 03CHECK 146.20





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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 804

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 36001.00
CON TX 133.20
PRFEE 1.00
WDEED 12.00
TOTAL 146.20
CHECK 146.20

11/01/96 01 11:05 0001 6852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242433
IDENTIF. & REFERENCE

96 NOV -1 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1083793