Box 5

BOOK 10274 PG 134

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant Larry Schulman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Atty. RELS/Real Estate Loan Services of TN., Inc. 1100 Kermit Dr., Suite 204, Nash, TN.

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS Larry Schulman of Schulman & Associates, Inc. (NAME) 2958 Anderson Road (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	~~MORTGAGEE~~ Send Tax Notice to: Larry Schulman (NAME) 2958 Anderson Road (STREET ADDRESS) Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	MAP-PARCEL NUMBERS 81-16-605.00

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 Schulman and Associates, Inc.

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:

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 American General Finance, Inc., by deed, by Robert T. Ziegler, Substitute Trustee, dated October 1, 1996, recorded October 1, 1996, Book 10210, page 525, Register's Office for Davidson County, Tennessee.

0076 11/27 0101 03CHECK 62.95

Subject to easements, building setback lines and certain restrictions of record in the Register's Office for Davidson County, Tennessee.

1996 County Taxes to be prorated at time of closing.

This sell is "AS IS"- no warranties expressed or implied.

*and Grantor does hereby fully warrant the title to said land, and will defend the same against thelawful claims of all persons whomsoever by, through and under the Grantor, but not otherwise.

unimproved ( )
This is improved (X) property, known as 1012 11th Avenue North, Nashville, TN 37208
(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 [illegible] 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. *

Witness my hand this 27th day of November, 19 96

AMERICAN GENERAL FINANCE, INC.

BY: Brad Borchers

Brad Borchers,
Director of Operations
Vice President & Assitant Secretary

STATE OF TENNESSEE
Davidson County

BOOK 10274 PG 135

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 Vice President & Assistant Secretary of the American General Finance, Inc. a corporation, and that he as such Vice President & Assistant Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as the Vice President & Assistant Secretary and Director of Operations.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 19 96

Carolyn M. Pearl Notary Public

Commission Expires 7-24-99

WARRANTY DEED

FROM

American General Finance, Inc.

TO

Schulman and Associates, Inc.

Prepared by:
Michael Troy Haley, Attorney
RELS/Real Estate Loan Services
of TN., Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

BOOK 10274 PG 136

ATTACHMENT "A"

ASSISTANT SECRETARY'S CERTIFICATE

I, Mary R. Deig, Assistant Secretary of American Generna1 Finance, Inc., a Tennessee corporation, hereby certify that Brad Borchers was elected to the office of Vice President & Assistant Secretary on March 18, 1996 by the Board of Directors, and to the best of my knowledge he continues to serve in such capacity as of the date hereof.

Dated this 18th day of March, 1996.

(SEAL)

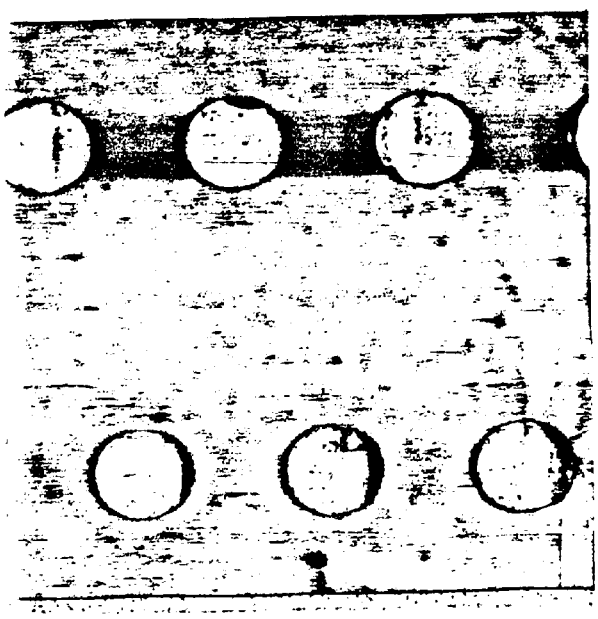
Mary R. Deig

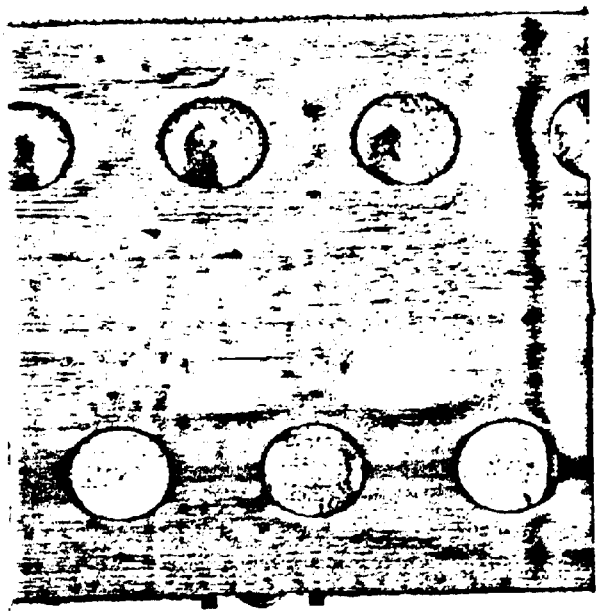
Mary R. Deig, Assistant Secretary

02508 70
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 3:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10274 PG 137

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 13500.00
CON TX 49.95
PRFEE 1.00
WDEED 12.00
TOTAL 62.95
CHECK 62.95

11/27/96 01 15:29 0001 0076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02508 70
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092757