148-03-0

C4C.00

BK 53

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

ADDRESS NEW OWNER:

American General Finance, Inc.
2708 Nolensville Road
Nashville, Tennessee 37211

SEND TAX BILLS:

SAME

BK/PG 10296:475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

02257570
IDENTIFICATION REFERENCE

95 DEC 19 PM 3:54
DAVIDSON COUNTY, TN

TRUSTEE'S DEED

WHEREAS, on the 22nd day of November, 1995, George Johnson and wife, Dorothy F. Johnson, executed a Deed of Trust to Kevin Jones, Attny, as Trustee, to secure a promissory note of even date in the amount of $167,440.13, payable to the order of American General Finance, Inc. as fully set out in Book 9870, Page 329, 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 November 14, November 21 and November 28, 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, December 19, 1996, at 10:05 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 Sixty-Two Thousand Five Hundred and No/100 ($62,500.00) 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 Sixty-Two Thousand Five Hundred and No/100 ($62,500.00) 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cherokee Hills, Section 1, as of record in Book 3106, page 103, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Ezell Road, formerly Bakertown Road, at the corner of Lots 104 and 105; thence with the line between said lots, easterly 184 feet to a point; thence southerly 155 feet to a concrete monument in the north margin of Overby Drive; thence with the margin of the same, westerly 117 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the easterly margin of Ezell Road; formerly Bakertown Road; thence with the margin of the same, northerly 107.5 feet to the point of beginning.

Being the same property conveyed to George Johnson and wife, Dorothy F. Johnson, by deed from Eliane M. Beatty (Eliane Marcelline Petit Beatty), dated April 6, 1970, recorded April 16, 1970, of record in Book 4411, page 248, in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 3358 Ezell Road, Antioch, Tennessee 37013.

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 9870, Page 329, 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 19th day of December, 1996.

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

BK/ 10298 PG 477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

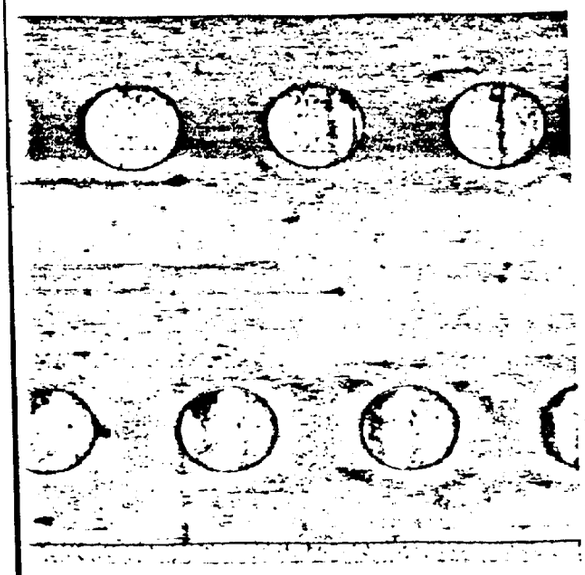
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kevin Jones, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

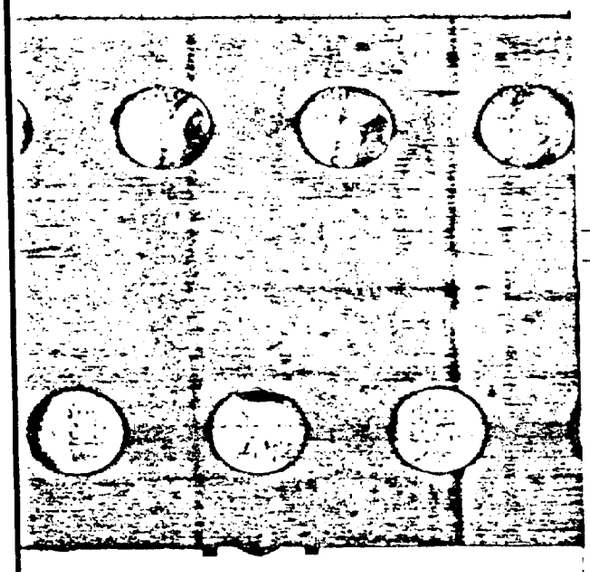
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 19th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:
01/24/98

7631 12/19 0101 03CHECK 244.25





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

RECEIVED OF _____

FOR _____

BOOK 10296 PG 478

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 62500.00	
			CON TX 231.25	
			PRFEE 1.00	
			TDEED 12.00	
			ERR CO	
			TDEED 12.00-	
			WDEED 12.00	
			TOTAL 244.25	
			CHECK 244.25	

12/19/96 01 15:56 0001 7631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257570
IDENTIF. & REFERENCE

95 DEC 19 PM 3:54
REGISTER
DAVIDSON COUNTY, TN.

No. 1100219