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

Map 147-02-0-B
Parcel 085.00

ADDRESS NEW OWNER:

American General Finance, Inc.
5520 Old Hickory Blvd.
Hermitage, Tennessee 37076

SEND TAX BILLS:

SAME

0257571
IDENTIFICATION REFERENCE

95 DEC 19 PM 3:57
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $12,850.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 01/24/98

TRUSTEE'S DEED

WHEREAS, on the 25th day of September, 1992, Janus Ruffin, unmarried, executed a Deed of Trust to Judi Caruthers and/or Kevin Jones, Nashville, Davidson Co., as Trustee, to secure a promissory note of even date in the amount of $17,332.81, payable to the order of American General Finance as fully set out in Book 8740, Page 78, 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, 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 7, November 14 and November 21, 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 10:00 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 Eight Hundred Fifty and No/100 ($12,850.00) 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 Twelve Thousand Eight Hundred Fifty and No/100 ($12,850.00) 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:

> LAND in Davidson County, Tennessee, being Unit E-103, of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Janus Ruffin by Quitclaim Deed from Resolution Trust Corporation as Receiver of Metropolitan Federal Savings and Loan Association, F. A., dated April 1, 1992, recorded April 20, 1992, Quitclaim Book 8605, Page 340, Register's Office for Davidson County, Tennessee.

This is improved property also known as 550 Harding Place, Unit E-103, 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 American General Finance, Inc., its successors and assigns, forever.

I, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 8740, Page 78, 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

BOOK 10296 PG 481

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.

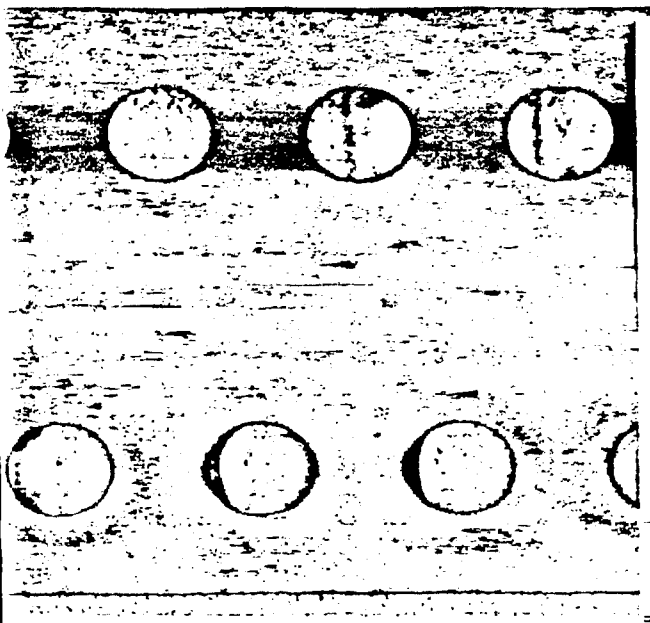
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 19th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98

7632 12/19 0101 03CHECK 60.55



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

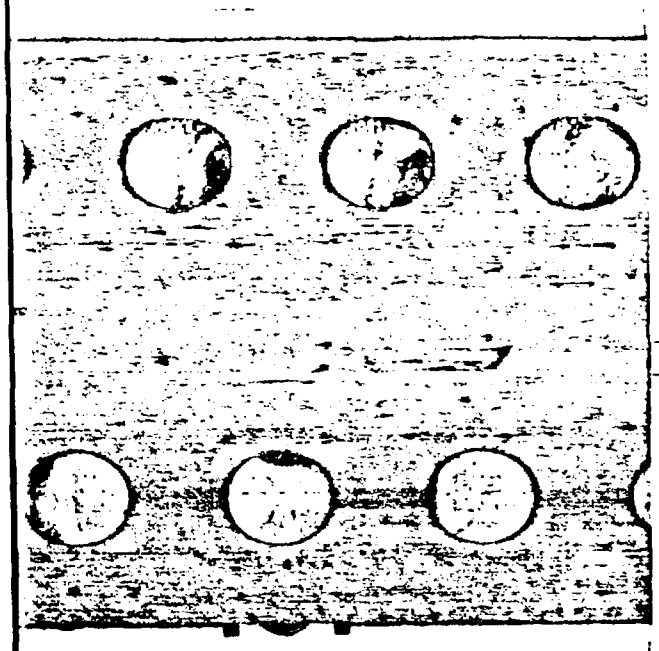
RECEIVED OF _____

FOR _____

BOOK 10298 PG 482

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 12850.00
CON TX 47.55
PRFEE 1.00
WDEED 12.00
TOTAL 60.55
CHECK 60.55

12/19/96 01 15:58 0001 7632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257571
IDENTIF. # REFERENCE

96 DEC 19 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1100220