Box 44

BOOK 10365 PG 913

THIS INSTRUMENT PREPARED BY: **George V. Crawford,Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $71,000.00 **AFFIANT** Subscribed and sworn to before me, this 25th day of February, 1997. Notary Public My Commission Expires: 1/27/98

Address New Owners As Follows: John W. Marlin, c/o Lovell & Malone, 2209 Crestmoor Road Suite 330, Nashville, TN 37215

Send Tax Bills To: SAME

Map-Parcel Number: 148-03-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMERICAN GENERAL FINANCE, INC., a Tennessee corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN W. MARLIN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 lien 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 Ezelle Road; formerly Bakertown Road; thence with the margion of the same, northerly 107.5 feet to the point of beginning.

Being the same proprety conveyed to American General Finance, Inc. by Trustee's Deed from Kevin Jones, Trustee, of record in Book 10296, page 475, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3106, page 103, Register's Office for said County.

3. Restrictive covenants of record in Book 3375, page 381, Register's Office for said County.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever. 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 our hands this 25th day of February, 1997.

AMERICAN GENERAL FINANCE, INC.
a Tennessee corporation

By: Bradford Borchers
Bradford Borchers
Director of Operations

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRADFORD BORCHERS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **DIRECTOR OF OPERATIONS** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of February, 1997.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 4/27/99

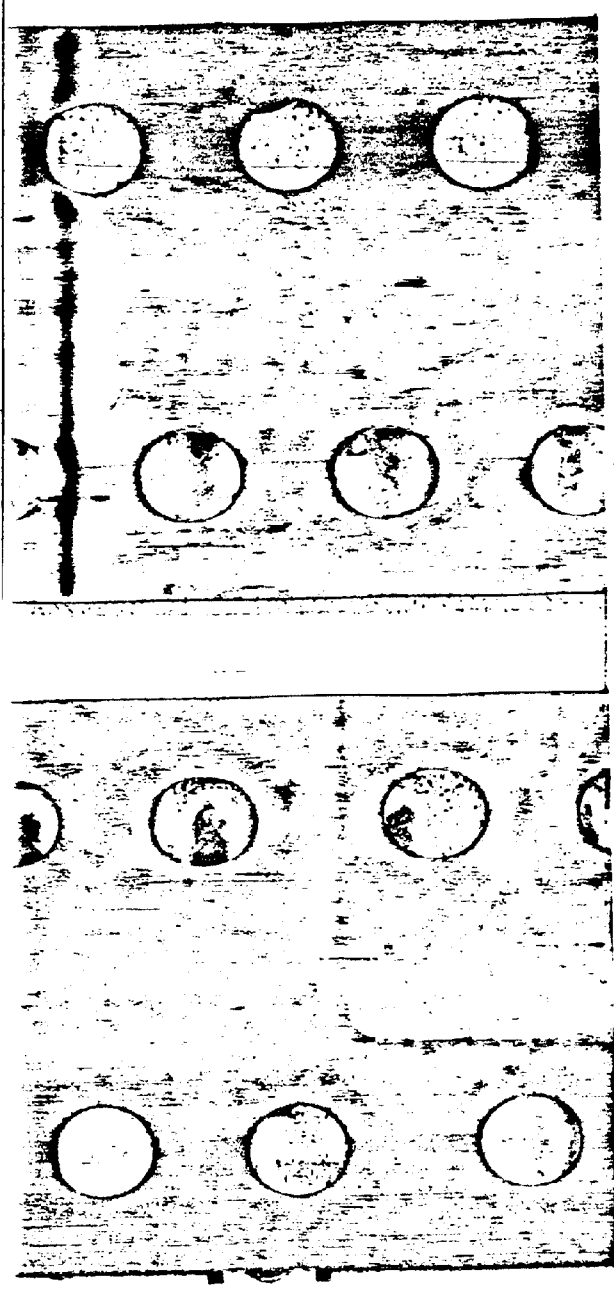
0278084
IDENTIF. & REFERENCE

97 MAR -3 PM 1:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1818 03/03 0101 02CHECK 271-7

0020707.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 915

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	71000.00
			CON TX	262.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	271.70
			CHECK	271.70
03/03/97	01		13:41 0001	1818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278084
IDENTIF. ↑ REFERENCE

97 MAR -3 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121719