Box 36
DBH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me on this 3rd day of January, 2002.

Notary Public
My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Davidson County DEEDTRS
Recvd: 01/03/02 15:21 3pgs
Fees:18.00 Taxes:266.40
20020103-0001253

This Instrument Was Prepared By:
David B. Herbert, Esq.
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue, North
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
American General Finance, Inc. 2708 Nolensville Road Nashville, Tennessee 37211	American General Finance, Inc. 2708 Nolensville Road Nashville, Tennessee 37211	105-13-146.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Laura Lee Tate, Scherry R. Tate and Patricia A. Tate, by Deed of Trust (the "Deed of Trust") dated November 29, 1999, of record in Instrument No. 199912060300096, Register's Office for Davidson County, Tennessee, conveyed to W. William Davis, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to MorEquity, Inc.; and,

WHEREAS, said Note and Deed of Trust were assigned to American General Finance, Inc. on June 19, 2000 by Instrument No. 200006280064151, Register's Office for said County; and,

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Instrument No. 20011023-0115450, Register's Office for said County; and,

WHEREAS, default was made in the payment of the Note; and,

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and,

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on November 29, 2001, December 6, 2001 and December 13, 2001; and,

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 noon on December 27, 2001, and American General Finance, Inc. (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Seventy-Two Thousand and 00/100 ($72,000.00) Dollars.

NOW, THEREFORE, I, David B. Herbert, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 54 FEET OF LOT NO. 22 ON THE PLAN OF MCALLISTER PROPERTY, OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 54 FEET ON THE NORTH SIDE OF DOUGLAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.
>
> BEING THE SAME PROPERTY COVEYED TO PETER S. TATE AND WIFE, LURA LEE TATE BY WARRANTY DEED OF HERSCHEL COOPER AND WIFE, VIRGINIA COOPER DATED APRIL 25, 1968, AND OF RECORD IN BOOK 4231, PAGE 255, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID PETER S. TATE IS NOW DECEASED AND TITLE TO THE HEREIN DESCRIBED PROPERTY VESTED IN HIS WIDOW, LURA LEE TATE. PROPERTY THEN VESTED IN LURA LEE TATE AND SCHERRY R. TATE BY QUITCLAIM DEED OF LURA LEE TATE, A WIDOW, OF RECORD IN BOOK 10280, PAGE 727, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. PROPERTY IS NOW VESTED IN LURA LEE TATE, SCHERRY R. TATE, AND PATRICIA A. TATE BY QUITCLAIM DEED OF LURA LEE TATE AND SCHERRY R. TATE WHICH IS OF RECORD AS INSTRUMENT NO. 199912060300095, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN. THE SAID LAURA LEE TATE HAVING SINCE DIED INTESTATE.

The sale of the Property is subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein. Subject to such matters set forth herein, I, David B. Herbert, as Substitute Trustee, and not otherwise, warrants the title to

said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of January, 2002.

David B. Herbert, Substitute Trustee

Substitute Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared **David B. Herbert, Substitute Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 3rd day of January, 2002.

Mary Ann Selley
NOTARY PUBLIC

My commission expires:_____

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

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