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GENERAL WARRANTY DEED

FROM AMERICAN GENERAL FINANCE, INC.
Grantor

TO: LEGACY PARTNERS, L.P.
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
Suite 1800, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1410 Chickering Road Nashville, TN 37215	(New Owner)	105-13-146.00

Davidson County DEEDWARR
Recvd: 06/26/02 16:03 3pgs
Fees:18.00 Taxes:251.60
20020626-0077134

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty Eight Thousand and No/100 Dollars ($68,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of June, 2002.

Notary Public

My Commission Expires: 11-27-04

NOTARY PUBLIC AT LARGE DAVIDSON CO

FOR AND IN CONSIDERATION OF the sum of Sixty Eight Thousand and No/100 Dollars ($68,000.00), the receipt and sufficiency of which are hereby acknowledged, American General Finance, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Legacy Partners, L.P. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1100 Douglas Avenue, Nashville, Tennessee 37204.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 24th day of June, 2002.

AMERICAN GENERAL FINANCE, INC.

By: Bradford Borchers

Title Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mariah Hurley, a Notary Public of said County and State, personally appeared Bradford 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 Vice President (or other officer authorized to execute the instrument) of AMERICAN GENERAL FINANCE, INC., the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of AMERICAN GENERAL FINANCE, INC. by himself as Vice President.

Witness my hand and seal, at Office, this 24th day of June, 2002.

Notary Public Mariah Hurley

MARIAH HURLEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 5-28-06

My Commission Expires May 28, 2006

02000N:020897:491308:1:NASHVILLE
060702

EXHIBIT A

PROPERTY DESCRIPTION

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 conveyed to American General Finance, Inc. by deed from Substitute Trustee's Deed, of record as Instrument No. 20020103-0001253, said Register's Office.

EXHIBIT B

Encumbrances

1. Taxes for the year 2002, a lien, which are not yet due and payable.