STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $42,497.33.

AFFIANT

Sworn to and subscribed before me, this 17th day of December, 2002.

NOTARY PUBLIC My commission expires: _____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

Map & Parcel No. 132-16-82.00

Address of New Owner:
American General Finance
6410 Charlotte Pike, #107
Nashville, TN 37209

Send Tax Bills to:
Same.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Annie C. Barksdale, by Deed of Trust (the "Deed of Trust") dated August 30, 1999, transferred and conveyed to John Phillips, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 11641, page 641, Register's Office for Davidson County, Tennessee); said Deed of Trust having been assigned to American General Finance, Inc. by instrument of record as Instrument No. 20000427-0041809 in said register's office; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record as Instrument No. 20021114-0140900, in said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement in The Nashville Record on November 21, 2002, November 28, 2002 and December 5, 2002, as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), December 12, 2002 at the Davidson County Courthouse, in Nashville, Tennessee when and where AMERICAN GENERAL FINANCE , INC. ("Grantee"), became the last and highest bidder for cash at the price of Forty-Two Thousand Four Hundred Ninety-Seven and 33/100 Dollars ($42,497.33).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, J. WAYNE THOMAS, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

J. WAYNE THOMAS, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Davidson County DEEDTRS
Recvd: 12/23/02 10:34 2pgs
Fees:13.00 Taxes:157.24
20021223-0158032

Words used herein indicating number or gender shall be read as context may require.

Dated this 16th day of December, 2002.

J. WAYNE THOMAS, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. WAYNE THOMAS, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 16th day of December, 2002.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV 26, 2005

LISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Exhibit "A": Legal Description.

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

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 307 on the Plan of McGavock and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said property fronts 50 feet on the easterly side of 16th Avenue North, and runs back 170 feet to an alley.

Being the same property conveyed to Charles W. Barksdale and wife, Annie C. Barksdale, by deed from Harry Diamond and wife, Ida Diamond, dated October 7, 1974, recorded October 22, 1974, of record in Book 4862, page 655, in the Register's Office for Davidson County, Tennessee. Charles W. Barksdale predeceased Annie C. Barksdale, leaving her as surviving tenant by the entirety.

This is improved property also known as 1526 16th Avenue North, Nashville, Davidson County, Tennessee 37208.

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
Real Estate Loan Services of TN, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Upon Recording Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217