PICK-UP

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 $42,000.00.

Map & Parcel No. 81-07-41.00

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

Send Tax Bills to:
Same.

AFFIANT

Sworn to and subscribed before me, this 27th day of November, 2003.

NOTARY PUBLIC

My commission expires: 9/25/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Annie T. Bratton, by Deed of Trust (the "Deed of Trust") dated November 9, 2000, transferred and conveyed to Thomas F. Baker, IV, Trustee, for the benefit of First Tennessee Bank National Association, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record as Instrument No. 20001114-0113075, in the Register's Office for Davidson County, Tennessee); said Deed of Trust having been subsequently assigned to American General Financial Services, Inc.; 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. 20030918-0138232, 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 October 30, 2003, November 6, 2003 and November 13, 2003, 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), Friday, November 21, 2003 outside the door of the Office of the Davidson County Register of Deeds, Suite 501, Gaylord Entertainment Center, 501 Broadway, in Nashville, Tennessee, when and where AMERICAN GENERAL FINANCIAL SERVICES, INC. ("Grantee"), became the last and highest bidder for cash at the price of Forty-Two Thousand and 00/100 Dollars ($42,000.00).

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.

3. Easements and building setback lines of record at Book 57, page 26, in the Register's Office for Davidson County, Tennessee

Davidson County DEEDTRS
Recvd: 12/03/03 15:56 2pgs
Fees:13.00 Taxes:155.40
20031203-0174142

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

Dated this 27th of November, 2003.

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 27 day of November, 2003.

NOTARY PUBLIC

My commission expires: 2-10-04

Exhibit "A": Legal Description.

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Shankland's Subdivision of Lots Nos. 21 & 30 in Owen's Buena Vista Plan as of record in Book 57, page 26, Register's Office for said County.

Said Lot No. 40 fronts 47 feet on the easterly side of 15th Avenue North and runs back between parallel lines to and alley.

Being the same property conveyed to Annie T. Bratton, unmarried, by Warranty Deed from Tony Clouse, dated October 8, 1987, recorded October 13, 1987, of record in Book 7377, page 497, Register's Office for Davidson County, Tennessee.

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