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 $40,000.00.

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 22nd day of January, 2004.

NOTARY PUBLIC

My commission expires: _____

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Commission Expires SEPT. 24, 2005

SUCCESSOR TRUSTEE'S DEED

WHEREAS, J.C. OVERSTREET, JR. and wife, ETHEL V. OVERSTREET, by Deed of Trust (the "Deed of Trust") dated September 3, 1999, transferred and conveyed to RELS, Trustee, for the benefit of AMERICAN GENERAL FINANCE, INC., predecessor in interest to AMERICAN GENERAL FINANCIAL SERVICES, INC., the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record at Book 11654, page 6, in the Register's Office for Davidson County, Tennessee); 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. 20031216-0179598, 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 December 25, 2003, January 1, 2004 and January 8, 2004, 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 (12:00 p.m.) on January 16, 2004 outside 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 Thousand and 00/100 Dollars ($40,000.00).

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. Easement of record at Book 8371, page 895, in the Register's Office for Davidson County, Tennessee

Davidson County DEEDTRS
Recvd: 01/23/04 08:21 2pgs
Fees:13.00 Taxes:148.00
20040123-0008864

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

Dated this 22nd of January, 2004.

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 22nd day of January, 2004.

My commission expires: 9/25/04

NOTARY PUBLIC

Exhibit "A": Legal Description.

Land in Davidson County, Tennessee, being the westerly part of the northerly part of Lot No. 1 on the map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by George W. Watkins, Surveyor, August 6, 1951, as follows:

Beginning at an iron pin on the southerly margin of Trinity (formerly Youngs) Lane in the easterly line of the property conveyed to Mai Litchford Shaw by deed from Grover C. Marlin and wife, of record in Book 1335, page 33, Register's Office for said County; thence with the southerly margin of said Lane, North 69 deg. 15 min. east 100 feet; thence South 19 deg. east 250 feet; thence South 70 deg. 45 min. west 96 feet, more or less, to a point in the easterly line of said property conveyed to Mai Litchford Shaw; thence with said Shaw's easterly line, North 19 deg. 45 min. west 250 feet, more or less, to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from the above referenced realty is that portion as conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for a right-of-way by deed of record in Book 8371, page 895, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwesterly corner of the aforementioned property; thence with the northerly boundary of said property S 17 deg. 00 min. 0.0 sec. East, 17.12 feet, to a point; Thence, leaving said northerly boundary with a new line S 73 deg. 19 min. 25.0 sec. West, 100.01 feet, to a point on the westerly property line of said property; Thence, with said westerly property line N 17 deg. 00 min. 0.0 sec. West, 16.68 feet, to a point on the aforesaid existing southern right-of-way margin; Thence, with said existing southern right-of-way N 73 deg. 04 min. 14.9 sec. East, 100.00 feet, more or less, to the point of beginning.

Total right-of-way containing 1690.25 square feet, or 0.039 acres, more or less.

Being the same property conveyed to J. C. Overtstreet, Jr. and wife, Ethel V. Overstreet, by Warranty Deed from Gail Dorris Weaks and Joyce Dean Cole, dated June 30, 1993, recorded July 1, 1993, of record in Book 8999, page 696, Register's Office for Davidson County, Tennessee.

This property is also known as 1112 West Trinity Lane, Nashville, Tennessee, 37218.

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