WITHOUT SERVING AS CLOSING ATTORNEY
WITHOUT TITLE EXAMINATION
WITHOUT SURVEY

PREPARED IN THE LAW OFFICE OF:
Jesse H. Ford, III
Attorney at Law
618 N. Highland
Jackson, TN 38301

081-07-0
481.00

SPECIAL WARRANTY DEED

DELBERT A. GRIGSBY and wife, FRANCES Y. GRIGSBY (herein "Grantors"), for and in consideration of $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantors' liability under that certain Promissory Note (herein "Note") and Deed of Trust dated the 30th day of October, 1997, in the original principal amount of $39,200.00, executed and delivered by Grantors and payable to the order of EAGLE FUNDING GROUP SC, INC. (therein "Grantee") and recorded in Book 10673, Page 619, in the Register's Office of Davidson County, Tennessee, and subsequently assigned to AMERICAN GENERAL FINANCE recorded on April 16, 1999, by deed of record in Book 11434, Page 292, in the Register's Office of Davidson County, Tennessee, do hereby grant, bargain, sell and convey unto the Grantee, AMERICAN GENERAL FINANCE, its successors and assigns forever, all that certain tract, piece or parcel of land, together with the buildings and improvements thereon, erected, situated, lying and being in Davidson County, Tennessee, and being more particularly described as follows (herein "Real Property"):

Being Lot No. 24 on the Map of the Subdivision of Lot 2 of Thos. Woodward's Subdivision as of record in Plan Book 2, page 104, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the east side of 10th Avenue North (formerly Maple Street) and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Grantors herein by deed of record in Book 5203, Page 722, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/02/04 10:36 5pgs
Fees:28.00 Taxes:122.10
20040202-0012294

TO HAVE AND TO HOLD, the aforesaid Real Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its successors and assigns forever in fee simple.

Grantors, for themselves, their heirs and assigns, do hereby covenant and agree to and with the Grantee, that they are lawfully seized and possessed of the Real Property; that they have full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided herein, and, that they will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under it.

This Deed is an absolute conveyance of Grantors' right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration, therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust between DELBERT A. GRIGSBY and wife, FRANCES Y. GRIGSBY, as Grantors, EAGLE FUNDING GROUP SC, INC. as Trustee, and EAGLE FUNDING GROUP SC, INC., as Grantee, dated October 30, 1997, in the original principal sum of $39,200.00, and recorded in Book 10673, Page 619, in the Register's Office of Davidson County, Tennessee, and the Note secured thereby and the subsequent assignment to AMERICAN GENERAL FINANCE recorded on April 16, 1999, by deed of record in Book 11434, Page 292, in the Register's Office of Davidson County, Tennessee; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of DECEMBER, 2003.

DELBERT A. GRIGSBY

FRANCES Y. GRIGSBY

STATE OF TENNESSEE X
COUNTY OF MADISON X

On this 17th day of DECEMBER, 2003, before me personally appeared DELBERT A. GRIGSBY and FRANCES Y. GRIGSBY, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 17th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

3-18-07

BRENDA T. LONG NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.

New Owner

Party Responsible for property taxes:

American General Finance
605 Carriage House Drive South Suite H
Jackson, Tennessee 38303

731-668-5626

AMERICAN
GENERAL
FINANCIAL GROUP

The actual consideration for or true value whichever is greater, for this tranfer is 33,000.

(affiant)

Scott Williamson
Branch Manager

Subscribed and sworn to me, the 29th day of January, 2004.

(Notary Public)

1/29/04
(Date)

BETHANY SHACKELFORD NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.

My Commission Expires November 20, 2006

American General Financial Services, Inc.
605 Carriage House Drive • Suite H • P.O. Box 10024 • Jackson, TN 38308-0100
731.668.5626 • 731.664.9631 Fax