ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jillian Etherington	New Owner	Map 81-7
1817 Jefferson Street		Parcel 415 11853
Nashville TN 37208		26b

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, American General Financial Services, Inc.(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jillian Etherington, an unmarried person(The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, as shown on the map entitled Plan of Shankland's Subdivision of Lots 21 and 30 in Owen's Buena Vista, of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American General Financial Services, Inc. by deed of record as Instrument No. 20031203-0174142, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for the year 2004 and subsequent years, matters shown on the Plan of record and restrictive covenants of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $26,000.00.

Affiant

Subscribed and sworn to before me this 12 day of March, 2004.

Notary Public

My Commission Expires 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantee's heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 03/15/04 15:23 2pgs
Fees:13.00 Taxes:96.20
20040315-0029489

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of March, 2004.

American General Financial Services

BY: Robert McClintock for AGF

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Robert McClintock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged him/herself to be the Attorney in fact respectively of American Financial Services, Inc., the within named bargainor, and that he/she as such Attorney in fact executed the foregoing instrument for the purpose therein contained by signing the name of the company by the said Robert McClintock as and attesting the same by the said Robert McClintock as attorney in fact.

WITNESS my hand and official seal at Nashville Tennessee, this 12 day of March, 2004.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE