This instrument prepared by:
Kevin J. Jones
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Davidson County DEEDTRS
Recvd: 08/06/04 14:37 2pgs
Fees:13.00 Taxes:86.99
20040806-0095229

Address New Owner:	Send Tax Bills To:	Map/ Parcel
American General Financial Services, Inc. 2122 Gallatin Pike North Madison, Tennessee 37115	SAME	00715004600

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated September 4, 2001, executed by JOHN SHIRIRAM, to THOMAS F. BAKER, IV OF MEMPHIS, TENNESSEE, Trustee, as of record at Instrument Number 20010904-0095434, Register's Office for Davidson County, Tennessee, the JOHN SHIRIRAM, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and,

WHEREAS, by an Appointment of Substitute Trustee of record at Instrument Number 20040624-0075313, Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and,

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and,

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 a.m., on August 6, 2004, at the front door of Metro City Hall, the Old Ben West Library Building at 225 Polk Avenue, Nashville, Tennessee, for cash; and,

WHEREAS, the highest, last and best bid received was in the amount of $23,510.00, said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the American General Financial Services, Inc., its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 117, Section 5, Grizzard Manor Subdivision, as of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 120 feet on the easterly side of Graceland Drive and runs back between lines, 437.7 feet on the northerly line and 431 feet on the southerly line to a dead line in the rear upon which it measures 213 feet thereon.

BEING the same property conveyed to John Shiriram by Warranty Deed from David B. Locke, unmarried, dated June 19, 1986, recorded June 23, 1986, Book 6894, page 22, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American General Financial Services, Inc., its successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 6th day of August, 2004.

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

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

WITNESS my hand and official seal at Nashville Tennessee, this 6 August, 2004.

Notary Public
My Commission Expires: 7-

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $23,510.00.

Affiant

Subscribed and sworn to before me this 6 day of August, 2004.

Notary Public
My Commission Expires: 7-29-

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN