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 $26,500.00.

Eric S. Chastain
AFFIANT

Sworn to and subscribed before me this 8 day of November, 2004.

Michael B Womeldoff
NOTARY PUBLIC My commission expires: 4-7-08

Map and Parcel No. 7-15-46.00

Address of New Owner:
Eric S. Chastain
181 E HARBOR DRIVE
HENDERSONVILLE, TN 37075

Send Tax Notices To:
SAME AS ABOVE

MICHAEL B. WOMELDUFF ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby expressly acknowledged, the undersigned, American General Financial Services Inc., hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric S. Chastain, hereinafter referred to as Grantees, their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 2042 Graceland Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS SUBJECT TO the 2005 Davidson County property taxes, which are not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES with respect to that Warranty of Title set out in Attachment "B" hereto and made a part hereof. Additional reservations from and exceptions to this conveyance and the Warranty of Title are also set out in Attachment "B" hereto and made a part hereof. The subject real property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said American General Financial Services, Inc. has hereunto set its signature, this 8 day of November, 2004.

American General Financial Services, Inc.

By: Robert McClintock
Name & Title: ROBERT MCCLINTOCK BRANCH MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MCCLINTOCK with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be BRANCH MANAGER (or other such officer authorized to execute this instrument) of American General Financial Services, Inc., the within-named bargainor, a corporation, and that such BRANCH MANAGER, or other officer, as such BRANCH MANAGER executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as BRANCH MANAGER

WITNESS my hand and official seal of office on this, the 8 day of November, 2004.

My commission expires: 4-7-08

MICHAEL B. WOMELDUFF ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

Michael B Womeldoff
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 11/15/04 11:12 2pgs
Fees:13.00 Taxes:98.05

20041116-0137387

Attachment "A": Legal Description.

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 218 feet thereon.

Being the same property conveyed to American General Financial Services, Inc. by Substitute Trustee's Deed from Kevin J. Jones, as Substitute Trustee, dated August 6, 2004, recorded August 6, 2004, of record in Instrument Number 200408060095229, Register's Office for Davidson County, Tennessee.

Attachment "B": Warranty of Title, Reservations and Exceptions.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the Warranty of Title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through of under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

This Instrument Prepared By:
Michael B. Womelduff
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return To:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217