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 $67,300.00.

AFFIANT

Sworn to and subscribed before me, this 6th day of June, 2005.

NOTARY PUBLIC

My commission expires: _____

Map & Parcel No. 49-16-0-A-60.00 CO

Address of New Owner:
American General Finance
5520 Old Hickory Blvd.
Hermitage, TN 37076

Send Tax Bills to:
Same.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Victor W. Summers and wife, Alice M. Summers, by Deed of Trust (the "Deed of Trust") dated July 7, 1997, transferred and conveyed to RELS, Inc., 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 10522, page 249, and re-recorded at Book 10690, page 463, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee, J. Wayne Thomas, 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. 20050420-0043757, 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 May 5, 2005, May 12, 2005 and May 19, 2005, 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 Thursday, May 26, 2005 outside the offices of the Office of the Davidson County Register of Deeds, 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 Sixty-Seven Thousand Three Hundred and 00/100 Dollars ($67,300.00).

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;

Davidson County DEEDTRS
Recvd: 05/09/05 14:18 2 pgs
Fees:13.00 Taxes:249.01
20050609-0066210

3. Easements and building setback lines of record at Plat Book 7900, page 46, in the Register's Office for Davidson County, Tennessee;

4. Restrictions of record at Book 7777, page 162, as amended at Book 7843, 791, and Book 8023, page 692, in said register's office;

5. All matters set out in the Charter of record at Book 7762, page 74, in said register's office.

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

Dated this 9th of ~~May~~ June, 2005.

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 9th day of ~~May~~ June, 2005.

My commission expires: 9/20/08

NOTARY PUBLIC



Exhibit "A": Legal Description.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Plan of Willow Trace (erroneously typed as "Tract" in prior deed) Subdivision, Phase Two, of record in Plat Book 7900, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Victor W. Summers and wife, Alice M. Summers, by deed from W. H. Dorris, unmarried, and R. B. Huffine and wife, Anna Huffine, dated July 7, 1997, recorded July 8, 1997, of record in Book 10522, page 254, Register's Office for Davidson County, Tennessee. Victor W. Summers died on September 7, 2002, leaving Alice M. Summers as surviving tenant by the entirety.

This property is also known as 1325 Rock Creek Trace, Nashville, TN.

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