SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 94,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01151 DALBY S.O.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Angela Dalby	SAME	MAP:
1005 Merritt Street		Parcel:44-14 138.00
Old Hickory, TN 37138		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMERICAN GENERAL FINANCIAL SERVICES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANGELA DALBY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

TI is is property known as 1005 Merritt Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee; and the Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 8th day of December, 2005.

American General Financial Services, Inc.

BY: Michael D Williams

ITS: Asst Vice President

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Vanderburgh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Asst Vice Pres. of AMERICAN GENERAL FINANCIAL SERVICES, INC., the within named barganor, a corporation, and that Michael D Williams acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~, ~~Tennessee~~ Evansville Indiana 2nd, this ~~8th~~ day of December, 2005.

Notary Public Deborah L Goff

My Commission Expires: 3-31-12

Davidson County DEEDWARR
Recvd: 12/21/05 15:55 2 pgs
Fees:13.00 Taxes:351.13

20051221-0153155

DEBORAH L. GOFF
Resident of Vanderburgh County, IN
Commission Expires: March 31, 2012

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 121 ON THE PLAN OF SECTION II, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JANUARY 29, 1949, IN BOOK 1424, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN GENERAL FINANCIAL SERVICES, INC. BY DEED IN LIEU OF FORECLOSURE FROM CLAUDIA L. CUMMING AND HUSBAND, DON CUMMING, RECORDED ON THE 28TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041228-0152899, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING ALSO THE SAME PROPERTY CONVEYED TO CLAUDIA L. CUMMING, A MARRIED PERSON BY DEED FROM THELMA B. BULLINGTON, A WIDOW, RECORDED THE 10TH DAY OF APRIL, 1991, IN BOOK 8327, PAGE 819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

file # 35-01151 DALBY S.O.