Book 5

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 $71,000.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of February, 2006.

NOTARY PUBLIC

My commission expires:_____

My Commission Expires NOV. 14, 2009

Map and Parcel No. 108-16-322.00

Address of New Owner:
Lester C. McClain
305 Long Valley Road
Brentwood, TN 37027

Send Tax Notices To:
Same

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are 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 LESTER C. McCLAIN, hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

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

This is improved property, known as 415 Woodsman Court, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 6250, page 717, and Book 6250, pages 356 and 375, in the Register's Office for Davidson County, Tennessee; and to the 2006 Davidson County property taxes, which are not yet due or payable, and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the said GRANTOR, its successors and assigns, but not otherwise. Said 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, on this 3rd day of February, 2006.

Davidson County DEEDWARR
Recvd: 02/06/06 10:36 2 pgs
Fees:13.00 Taxes:262.70
20060206-0014365

AMERICAN GENERAL FINANCIAL SERVICES, INC.

By:_____
Brad McLean, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD McLEAN, 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 Vice President (or other such officer authorized to execute this instrument) of AMERCIAN GENERAL FINANCIAL SERVICES, INC., the within-named bargainor, a corporation, and that such BRAD McLEAN, as such Vice President, executed the foregoing Special Warranty Deed for the purposes and considerations therein contained, by personally signing the name of the corporation as Vice President.

WITNESS my hand and official seal of office, at Nashville, Tennessee, this 3rd day of February, 2006.

My commission expires: July 25, 2009

Paulene S. Webb
NOTARY PUBLIC

PAULENE S. WEBB
NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE
DAVIDSON COUNTY
MY COMM. EXP. JULY 25, 2009

Exhibit "A": Legal Description.

Land in Davidson County, Tennessee, being Lot No. 91B on the Plan of Percy Priest Woods Section Four of record in Plat Book 6250, Page 717, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to American General Financial Services, Inc., by Substitute Trustee's Deed from Kevin J. Jones, Nashville, TN, Substitute Trustee, dated December 7, 2005, recorded December 7, 2005, of record in Instrument Number 200512070147455, Register's Office for Davidson County, Tennessee.

This property is commonly known as 415 Woodsman Court, Nashville, Tennessee 37214, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
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