BILL GARRETT, Davidson County
Trans:T20090042506 DEEDTRS
Recvd: 06/25/09 10:36 3 pgs
Fees:18.00 Taxes:245.77
20090625-0059089

This instrument prepared by:
Kevin J. Jones
Attorney at Law
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203

Address New Owner:
American General Financial Services, Inc.
61 East Thompson Lane, Suite 114
Nashville, TN 37211

Send Tax Bills To:
same as owner

Map/ Parcel
72-15 300.01

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated 12/20/07, executed by Chester Grizzard and Cynthia Grizzard to Kevin Jones, Trustee, of record at instrument number 20071226-0147184, Register's Office for Davidson County, Tennessee, to secure the payment of the indebtedness described therein for the benefit of American General Financial Services, Inc.; 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 Jones, Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the **TENNESSEAN**, Davidson A.M. section 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 10:45 a.m., on Friday, June 19, 2009, at the front door of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee; and

WHEREAS, the highest, last and best bid received was in the amount of Sixty-Six Thousand Four Hundred Twenty-Four Dollars and Five Cents ($66,424.05), said offer and bid having been made by American General Financial Services, Inc.;

NOW, THEREFORE, in consideration of said sum, I, Kevin Jones, Trustee, have bargained and sold and by these presents do transfer and convey to 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, Tennessee, being part of Lot 62 on the plan of Brownsville, of record in Book 21, Page 9, Register's Office for said county, and described according to a survey made by J.H. Ziegler, P.E. dated June 27, 1980 and described as follows:

Beginning at an iron pin in the southerly margin of McKennell Drive, 160.19 feet west of the westerly margin of Riverside Drive; thence with the southerly margin of McKennell Drive, North 87 degrees 54 minutes West, 107.00 feet to an iron pin; thence South 2 degrees 6 minutes West, 84.10 feet to an iron pin; thence North 83 degrees 59 minutes East, 56.99 feet to an iron pin; thence North 47 degrees 51 minutes East 60.00 feet to a mark in the top of a stone wall; thence North 14 degrees 51 minutes East, 35.03 feet to the point of beginning, containing 7,224 square feet, more or less.

BEING THE PROPERTY CONVEYED IN Warranty Deed from William Kee to Chester Grizzard And Wife, Cynthia Grizzard, dated 10/08/1994, recorded 10/10/1994, in Deed Book 9488, Page 665, in the Register's Office for Davidson County, Tennessee.

Tax Parcel Identification Number: 72-15 300.01

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 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 22nd day of June, 2009.

Kevin Jones, 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 Jones, 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 22 day of June, 2009.

Ellen F Branham
Notary Public
My Commission Expires: May 22, 2010

ELLEN F. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,424.05.

Affiant

Subscribed and sworn to before me this 22 day of June, 2009.

Ellen F Branham
Notary Public
My Commission Expires: May 22, 2010.

ELLEN F. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY