BILL GARRETT, Davidson County
Trans:T20090083026 DEEDTRS
Recvd: 12/09/09 08:55 3 pgs
Fees:18.00 Taxes:448.44
20091209-0112394

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

Address New Owner:	Send Tax Bills To:	Map/ Parcel
		91-07-165.00
American General Financial Services, Inc. 6410 Charlotte Avenue Suite 107 Nashville, TN 37209	same as owner	

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated 03/26/07, executed by Ronzelle K. Aikens, to Kevin Jones-Davidson County, Trustee, as of record at Instrument Number 20070327-0036433, 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 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 11:15 a.m., on Monday, November 30, 2009, at the front door of the Metro Nashville 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 One Hundred Twenty-One Thousand Two-Hundred Dollars ($121,200.00), 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:

All tat certain tract or parcel of land situated in Davidson County, described as follows, to-wit:

Being Lot No. 17 on the Plan of Viewpoint Addition to West Nashville of record in Book 547, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly margin of Kentucky Avenue and runs back between parallel lines, 150 feet to a dead line in the rear in which it measures 50 feet.

BEING THE PROPERTY CONVEYED IN Warranty Deed Re-recorded 11/10/1997, In Book 10667, Page 930 from Randall L. Craft to Ronzelle K. Aikens, dated 07/30/1997, recorded 08/05/1997, in Deed Book 10557, Page 917, in the Register's Office for Davidson County, Tennessee.

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.

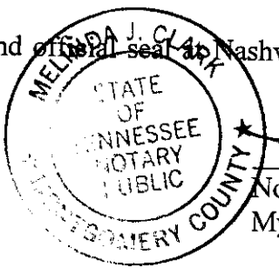
WITNESS my hand this 16th day of December, 2009.

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 6th day of December, 2009.



Notary Public
My Commission Expires: 4-22-2011

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 121,200.00.

Affiant

Subscribed and sworn to before me this 6th day of December, 2009.



Notary Public
My Commission Expires: 4-22-2011