BILL GARRETT, Davidson County
Trans:T20100000954 DEEDTRS
Recvd: 01/06/10 10:15 3 pgs
Fees:18.00 Taxes:523.86
20100106-0001124

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
148-15 13.00

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated 12/21/06, executed by Christie M. Wilkins and Marlon L. Wilkins to Kevin Jones, Trustee, as of record at Instrument No. 20061222-0158555, 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 Davidson A.M. section of The Tennessean newspaper, 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 11:00 a.m., on Monday, January 4, 2010, on the front steps of the Metro Davidson County Courthouse and City Hall, One Public Square, Nashville, Tennessee 37201; and

WHEREAS, the highest, last and best bid received was in the amount of One Hundred Forty-One Thousand Five Hundred Eighty-Three Dollars and Fifteen Cents ($141,583.15), 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 that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows:

Being all of Lot No. 96 on the Plan of Section Town, Apache Hills, as shown by plat appearing of record in Plat Book 3842, Page 181, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING THE PROPERTY CONVEYED IN Warranty Deed from William T. Shireman and Wife, Gloria N. Shireman to Marlon Wilkins and Wife, Christie M. Wilkins, dated 07/01/2002, recorded 07/05/2002, in Instrument No. 20020705 0080958, 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 5th day of January, 2010.

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 5th day of January, 2010.

Notary Public
My Commission Expires: 4-23-2011

STATE OF TENNESSEE)
)SS:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 141,583.15.

Affiant

Subscribed and sworn to before me this 5th day of January, 2010.

Notary Public
My Commission Expires: 4-23-2011