

RELEASE OF MORTGAGE

This certifies, that a certain mortgage executed by Dennis A. Phelps and Pamela M. Phelps
of the City of Hammond County of Lake
State of Indiana to Transamerica Financial Services
(Corporate name and address)

109 West 86th Place Merrillville, IN 46410 Lake
County, Indiana, on the 15th day of August, 1995

(State)
securing the principal sum of \$ 11475.46, and duly recorded in Mortgage Book
95046325, Page _____, in the Office of the Recorder

Lake County, Indiana (Recording Official)
(State), has been fully paid and

satisfied, and same in hereby released.

IN WITNESS WHEREOF, the Undersigned has hereunto set its hand by its properly
authorized offices this 18th day of April,
1997.

Document is NOT OFFICIAL!
Transamerica Financial Services (Corporate Name)
By Lawrence A. Horvath
Branch Manager and Attorney-in-Fact
the Lake County Recorder Lawrence A. Horvath



97024715

STATE OF Indiana) SS:
COUNTY OF Lake)

The undersigned, a Notary Public, in and for the State and County aforesaid, does hereby certify that the
foregoing Release was this day produced to me in said County and State and acknowledged by
Lawrence A. Horvath, Branch Manager and Attorney-in-Fact,
of said Transamerica Financial Services
(Corporate Name)
to be the act and deed of Transamerica Financial Services
(Corporate Name)
and the act and deed of Lawrence A. Horvath Branch Manager and
Attorney-in-Fact.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
97 APR 01 PM 3:40
MERRILLVILLE
RECORDER
MERRIS W. CARTER

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of
April, 1997.

My Commission expires: 3/27/99
Ann Chappell
Notary Public, Lake County,
State of Indiana
Ann Chappell

This instrument was prepared by Kelli L Allen

[Signature] 1300
(Signed) JL

Exhibit B

December 6, 1996

INSTRUMENT OF ASSIGNMENT

The undersigned, Transamerica Financial Services, a California corporation ("Seller"), for valuable consideration which is hereby acknowledged, each hereby sells, assigns, sets over and transfers to American General Finance, Inc. a Delaware corporation ("Purchaser"), all of Seller's direct right, title and interest in and to the Accounts listed on Exhibit A hereto.

This assignment and transfer is made **WITHOUT RECOURSE, WARRANTY OR REPRESENTATION OF ANY NATURE**, except as expressly set forth in that certain Purchase Agreement dated December 6, 1996 between Seller and Purchaser.

Effective upon the payment of the Purchase Price under Section 2(C) of the Agreement, Seller hereby appoints Purchaser, including any officer or employee of Purchaser, as its true and lawful attorney, with sole power to endorse the name of Seller upon any notes, checks, drafts and money orders in payment of any of the Accounts and to convey, transfer, release, endorse or assign for and on behalf of Seller, any of the foregoing, together with any and all notes, mortgages, deeds of trust and other documents pertaining to the Accounts.

TRANSAMERICA FINANCIAL SERVICES,
a California corporation

By: 

Title: V.P.