MICHAEL J. PHILBIN,
Successor-Trustee

to

The Kissell Company
30 Warder Street
Springfield, OH 45501
(Send Tax Bills here)

MAP No. 80-20
PARCEL No. 5

D E E D

BOOK 5561 PAGE 209

109
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CHECK

WHEREAS, JOHN I. RUCKER, III and wife, FRANCES C. RUCKER, executed a deed of trust on the 14th day of February, 1979, which was recorded in Book 5396, Page 316, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill, Trustee, the hereinafter described property to secure payment to The Kissell Company of a promissory note fully described in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 12th day of December, 1979, and recorded in Book 5544, Page 698, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: January 18, 1980, at 11:00 A.M., at the Court House in Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which was expressly waived in said deed of trust; and the Grantee

herein, The Kissell Company, being the highest and best bidder at said sale, with a bid of Twenty-Eight Thousand, Nine Hundred Eighty-Four Dollars and Forty-Three Cents ($28,984.43), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Eight Thousand, Nine Hundred Eighty-Four Dollars and Forty-Three Cents ($28,984.43), paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto The Kissell Company, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND in Davidson County, Tennesse, being Lot No. 309 on the Plan of Bordeaux Gardens, Section One, of record in Book 3300, Page 91, Register's Office for said County.
>
> SAID Lot No. 309 fronts 63.0 feet on the westerly side of Crowe Drive and runs back 85.81 feet on the southerly line and 116.6 feet on the northerly line to a rear line on which it measures 60.5 feet.
>
> BEING the same property conveyed to John I. Rucker, III and wife, Frances C. Rucker by deed from Joe T. Swafford, Trustee of record in Book 5396, Page 314, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said The Kissell Company, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby convey, transfer and assign to The Kissell Company, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 24th day of January, 1980.

Michael J. Philbin, Trustee
Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SHERREY A. ESSARY, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: Oct. 18, 1981

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty-Eight Thousand, Nine Hundred Eighty-Four Dollars and Forty-Three Cents ($28,984.43).

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 24th day of January, 1980.

Sherrey A. Essary
NOTARY PUBLIC

My Commission Expires: Oct. 18, 1981

IDENTIF. REFERENCE

JAN 30 2 29 PM '80
FEE $ ___ ON ___ REGISTER
DAVIDSON COUNTY, TENN.

F 7 4 4 4 8

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5561 PAGE 212

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28984.43- CO	
			75.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	84.90-
0109A01/30/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74448

IDENTIFICATION REFERENCE

JAN 30 2 29 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 739526