Michael J. Philbin
Successor-Trustee

to

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

Send Tax Bills To Same

BOOK 5637 PAGE 354

D E E D

Map 71, Parcel 101
Field Book 13DA 19830

WHEREAS, William C. Gardner and wife, Anna M. Gardner, executed a deed of trust on the 30th day of August, 1979, which was recorded in Book 5492, Page 135, Register's Office for Davidson County, Tennessee, conveying to Leon Sharber and Phillip E. Hill, Trustees, 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 8th day of July, 1980, and recorded in Book 5622, Page 183, 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 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: July 29, 1980, at 10:10 A.M. at the Court House in Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from 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 Three Hundred Ten ($28,310.00) Dollars, 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, Three Hundred Ten ($28,310.00) Dollars, 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:

> Being Lot No. 14 on the Plan of Trinity Hills Village, Section 1, which is of record in Book 4175, Page 62, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.
>
> Being the same property conveyed to William C. Gardner and wife, Anna M. Gardner, by deed of record in Book 5492, Page 133, Register's Office for said County.

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 of 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 14th day of August, 1980.

Michael J. Philbin

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sherry 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 14th day of August, 1980.

Sherry A. Essary
NOTARY PUBLIC

SHERRY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY

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, Three Hundred Ten ($28,310.00) Dollars.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this

this 14th day of August, 1980.

Sherry A. Essary
NOTARY PUBLIC

SHERRY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: Oct. 18, 1981

G.O.2.4.96

MAIL ENV.

IDENTIF. REFERENCE

AUG 14 3 39 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5637 PAGE 358

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

28310.00- CO
73.58 CO TX
.50 PRFEE
12.00 WDECO
CHECK 86.08-
5741A08/14/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

602496

IDENTIF. REFERENCE

Aug 14 3 33 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 773815