BOOK 5704 PAGE 280

MICHAEL J. PHILBIN
Successor-Trustee

to

THE KISSELL COMPANY
30 Warder Street
Springfield, OH 45501
(SEND TAX BILLS HERE)

D E E D

Map 94-1, Parcel 247
Field Book 18W15410

WHEREAS, Harold G. Griffin and wife, Elizabeth A. Griffin, executed a deed of trust on the 25th day of May, 1979,which was recorded in Book 5441, Page 900, 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 20thday of November, 1980, and recorded in Book 5687, Page 168, 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 6, 1981, at 10:10 a.m. at the Court House in Nashville, Davidson County, 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

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6815

Fifteen and 33/100 ($28,015.33) 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 Fifteen and 33/100 ($28,015.33) 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. 26 on the Plan of Mabelle Subdivision, which is of record in Book 547, Page 139, 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 Harold G. Griffin adn wife, Elizabeth A. Griffin, by deed of record in Book 5441, Page 898, said Register's Office.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said 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 Successor-Trustee, Michael J. Philbin, has hereunto set his hand this 6th day of January, 1981.

Michael J. Philbin, Trustee

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 6th day of January, 1981.

Sherry A. Essary
NOTARY PUBLIC

SHERRY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $28,015.33.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 6th day of January, 1981.

Sherry A. Essary
NOTARY PUBLIC

SHERRY A. ESSARY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Oct. 18, 1981

G.2.6.9.3.5

IDENTIF. REFERENCE

JAN 27 2 20 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			28015.33- CO	
			72.80 CO TX	
			.50 PRFEE	
			9.00 WDECD	
			CHECK	82.30-
6815A01/27/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 9 3 5

IDENTIF. REFERENCE

JAN 27 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 803826