TRUSTEE'S DEED

BOOK 5718 PAGE 312

MICHAEL J. PHILBIN, Successor-Trustee to THE KISSELL COMPANY 30 Warder Street Springfield, Ohio 45501	))))))))	Map # 59-5 Parcel # 149 Field Book # 13DA 41220

Send Tax bills to:
THE KISSELL COMPANY
30 Warder Street
Springfield, Ohio 45501

WHEREAS, Francine R. Beard executed a deed of trust on the 25th day of May, 1979 which was recorded in Book 5444, page 362 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 26th day of February, 1980 and recorded in Book 5699, page 712, 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,

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said sale was held at the time and place advertised, to-wit: February 11, 1981 at 10:00 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 FORTY-ONE THOUSAND ONE HUNDRED FORTY-THREE and 72/100 ($41,143.72) 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 FORTY-ONE THOUSAND ONE HUNDRED FORTY-THREE and 72/100 ($41,143.72) 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. 187 on the Plan of Buena Vista Estates, Section 4, of record in Book 4300, page 81, 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 Francine R. Beard by deed of record in Book 5444, page 359, 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 Kissell Company, it 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 11th day of February, 1981.

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IDENTIFICATION REFERENCE

MAR 6 11 14 AM '81

REGISTER DAVIDSON COUNTY, TENN.

KISSELL

Michael J. Philbin, Trustee

MICHAEL J. PHILBIN
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, 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 11th day of February, 1981.

Sarah F. Gibson
NOTARY PUBLIC

My commission expires: 1-15-83

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE AND 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 $41,143.72.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 11th day of February, 1981.

Sarah F. Gibson
NOTARY PUBLIC

My commission expires: 1-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5718 PAGE 315

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

41143.72- CO
106.86 CO TX
.50 PRFEE
9.00 WDE'D
CHECK 116.36-
3372A03/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 6 11 14 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 810134