BOOK 5719 PAGE 602

TRUSTEE'S DEED

MICHAEL J. PHILBIN Successor-Trustee to THE KISSELL COMPANY 30 Warder Street Springfield, Ohio 45501	)))))))	Map No. 70-13 Parcel No. 99 Field Book No. 13DA 13885 Send tax bills to: THE KISSELL COMPANY 30 Warder Street Springfield, Ohio 45501

WHEREAS, James S. Baker, unmarried and Joburns Baker, unmarried, executed a deed of trust on the 17th day of August, 1979, which was recorded in Book 5489, page 469, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Harold Reeves, 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 5th day of February, 1981 and recorded in Book 5712, page 396 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: March 6, 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

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at said sale, with a bid of Twenty-Nine Thousand ($29,000) 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-Nine Thousand ($29,000) 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 a certain tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, property as described in Book 4765, page 898, Register's Office of Davidson County, Tennessee and further described according to a survey by John Kohl, surveyor, dated August 14, 1979 as follows:
>
> Beginning at a point in the center of Cliff Drive, being 353-1/2 feet more or less, east of the intersection of said Drive with the center line of the Buena Vista Pike; thence with the center of said Drive, in an easterly direction 100 feet to a point; thence in a northeasterly direction 277 feet to a point; thence in a westerly direction 116 feet, more or less, to a point; thence southerly 220 feet to the point of beginning.
>
> Being the same property conveyed to James S. Baker, unmarried and Joburns Baker, unmarried, by deed of record in Book 5485, page 467, 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 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 th 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 6th day of March, 1981.

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 6th day of March, 1981.

Frank T. Dobson

NOTARY PUBLIC

My commission expires: 1-15-83

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 $29,000.00.

Michael J. Philbin

AFFIANT

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

Frank T. Dobson

NOTARY PUBLIC

My commission expires: 1-15-83

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IDENTIFICATION REFERENCE

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FEE $ [illegible]
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5719 PAGE 605

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
			29000.00- CO	
			75.40 CO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK 84.90-	
4015A03/11/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32624

IDENTIF. REFERENCE

MAR 11 9 23 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 810750