TRUSTEE'S DEED

BOOK 5743 PAGE 823

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
THE KISSELL COMPANY - New Owner)
30 Warder Street)
Springfield, OH 45501)
(send tax bills here))

MAP#82-4
PARCEL#122
FIELD BOOK #20W29725

WHEREAS, David Sims executed a deed of trust on the 20th day of December, 1979 which was recorded in Book 5550, Page 62 Register's Office for Davidson County, Tennessee, conveying to Harold Reeves 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 10th day of March, 1981 and recorded in Book 5729 Page 494 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: May 4, 1981 at 10:00 a.m. at the front door of the Court House in 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, which [illegible]

and best bidder at said sale, with a bid of Twenty Thousand and no/100 ($20,000.00) 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 Thousand and no/100 ($20,000.00) 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 the southerly one-half of Lot No. 20 on the Map of A. W. Will's Subdivision of the McFerrin Lands, of record in Book 57, Page 82, Register's Office, Davidson County, Tennessee.
>
> Said part of Lot No. 20 fronts 37.2 feet on the easterly side of North 6th Street and extends back between parallel lines, 165 feet to an alley.
>
> BEING the same property conveyed to David Sims by deed of record in Book 5550, Page 60, R.O.D.C.

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 3rd day of May, 1991.

Michael J. Philbin, Trustee

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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 4th day of May, 1981.

Linda S. Insdale
NOTARY PUBLIC

My Commission Expires:

10-18-81

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 $20,000.00.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 4th day of May, 1981.

Linda S. Insdale
NOTARY PUBLIC

My Commission Expires: 10-18-81

RUSH

IDENTIF. REFERENCE

MAY 11 3 37 PM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

6.4.1.359

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5743 PAGE 826

FOR _____

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

20[illegible] CO
56.00 CO TX
.50 PRFE
5.00 [illegible]
CHECK 61.50-
5137A05/11/81 CAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

641359

IDENTIFICATION REFERENCE

MAY 11 3 37 PM

FELIX Z. WILSON
REGISTER OF DAVIDSON COUNTY

No. 821454