TRUSTEE'S DEED

BOOK 5743 PAGE 827

Michael J. Philbin)
Successor-Trustee)
)
to) Map #33-16
) Parcel #75
The Kissell Company - New Owner) Field Bk.#11D35748
30 Warder Street)
Springfield, Ohio 45501)
(send tax bills here)

WHEREAS, Fred W. Hemmrich and wife, Virginia M. Hemmrich executed a deed of trust on the 9th day of February, 1979 which was recorded in Book 5396, Page 551, 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, said deed of trust and deed of trust note were subsequently assumed by Shirley M. Bright, in an instrument of record in Book 5663, Page 982, R.O.D.C.; 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 497, 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 Court House front door in Davidson County, Tennessee, at public outcry to the highest and

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 Fifty Nine Thousand Five Hundred Sixty Nine Dollars and eighty-seven cents ($59,569.87) 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 Fifty Nine Thousand Five Hundred Sixty Nine and eighty-seven cents ($59,569.87) 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. 56 on the Plan of Primrose Meadows, Section 1, a plat which is of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Fred W. Hemmrich, et ux Virginia Hemmrich by deed of record in Book 5393, Page 549, and subsequently conveyed to Shirley M. Bright by deed of record in Book 5663, Page 982, 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

Trustee, has hereunto set his hand this 4th day of May. 1981.

BOOK 5743 PAGE 829

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 4th day of May, 1981.

Linda S. Jaudale
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 Fifty Nine Thousand Five Hundred Sixty Nine and eighty-seven cents ($59,569.87) Dollars.

Michael J. Philbin
AFFIANT

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

Linda S. Jaudale
NOTARY PUBLIC

My Commission Expires: 10 18-81

RUSH

IDENTIF. REFERENCE

MAY 11 3 40 PM '81

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

6.4.1-360

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5743 PAGE 830

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
			5966.67- CO	
			164.96 CO TX	
			.50 PRFE	
			5.00 MISC 2	
			CHECK	164.46-
5/3/81			REC	.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

641360

IDENTIF. REFERENCE

MAY 11 3 40 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 821455