TRUSTEE'S DEED

MICHAEL J. PHILBIN
Successor-Trustee

to

THE KISSELL COMPANY
30 Warder Street
Springfield, Ohio 45501
(Send Tax Bills Here)

MAP #43-15
PARCEL #126
FIELD BOOK #11D92310

WHEREAS, John Paul Lindsay and wife, Viola M. Lindsay, executed a deed of trust on the 7th day of November, 1979which was recorded in Book 5528 Page 684 Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Michael J. Philbin, 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, 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 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: September 21, 1981 at 10:00 a.m. at the front door of 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 Fourty-Six Thousand Two Hundred Twenty-One and 14/100 ($46,221.14) 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 Fourty-Six Thousand Two Hundred Twenty-One and 14/100 ($46,221.14) Dollars, paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, 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. 132 on the Plan of Arrowhead Estates Section II as of record in Plat Book 5050 page 83 Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 132 being a corner lot, fronts 47.77 feet on the westerly margin of Fawn Lane and fronts 80' on the southerly margin of Warrior Road, said frontage is being joined by a curve measuring 39.27'. The southerly line of said Lot 132 extends back 108.04' and intersects the westerly line which measures 86.27' thereon.
>
> BEING the same property conveyed to John Paul Lindsay and wife, Viola M. Lindsay by Deed of record in Book 5528, page 681, 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 Kissell Company, its successors and assigns forever as fully and completely as the trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as trustee; and said 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, Trustee, has hereunto set his hand this 21st day of September, 1981.

Michael J. Philbin, Trustee

MICHAEL J. PHILBIN
TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Linda S. Tribble, a Notary Public in and for said County and State, the within named Michael J. Philbin, 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 21st day of September, 1981.

Linda S. Tribble
NOTARY PUBLIC

My Commission Expires: 7-21-85

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 $46,221.14.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 21st day of September, 1981.

Linda S. Tribble
NOTARY PUBLIC

My Commission Expires: 7-21-85

IDENTIFICATION REFERENCE

SEP 24 3 05 PM '81

G 6 1 2 4 2

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5798 PAGE 303

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46221.14-	CO
			120.12	CO TX
			.50	PRFEE
			9.00	WDELD
				CHECK 120.62-
			9680AL9/E4/01	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G61242

IDENTIF. REFERENCE

SEP 24 3 05 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 845111