TRUSTEE'S DEED

BOOK 5826 PAGE 933

Michael J. Philbin
Successor-Trustee

to

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

MAP #81-16
PARCEL #24
FIELD BOOK #2W24690

WHEREAS, Jerry L. Palmer and wife, Marion D. Palmer executed a deed of trust on the 2nd day of July, 1980 which was recorded in Book 5622 Page 758 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 2nd day of November, 1981 and recorded in Book 5817 Page 292 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: November 30, 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 Twenty-Eight Thousand Seven Hundred Thirty-Five and 66/100 ($28,735.66) 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-Eight Thousand Seven Hundred Thirty-Five and 66/100 ($28,735.66) 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. 254 on the plan of McGavock, Wetmore, and others, 2nd Addition which is of record in Book 21 Page 41 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Jerry L. Palmer and wife, Marion D. Palmer by deed of record in Book 5622, page 755, 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 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 30th day of November, 1981.

Michael J. Philbin Successor-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 30th day of November, 1981.

Linda S. Zuccarello
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 $28,735.66.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 30th day of November, 1981.

Linda S. Zuccarello
NOTARY PUBLIC

My Commission Expires: 7-21-85

G 70696

IDENTIF. REFERENCE

DEC 3 2 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5826 PAGE 936

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
			28735.66- CO	
			74.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	84.12-
1261A	12/03/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 706696

IDENTIF. REFERENCE

DEC 3 2 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 856256