5855

03/08/82 CHECK

TRUSTEE'S DEED

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to) MAP 118-1
) PARCEL 221
THE KISSELL COMPANY) 22W13250
30 Warder Street)
Springfield, Ohio 45501)
(Send Tax Bills Here))

WHEREAS, Robert McNeil, III, a single person executed a deed of trust on the 15th day of May, 1980 which was recorded in Book 5603 Page 329 Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill, Trustee, the hereinafter described property to secure payment to The Kissell Company of a promissory note fully described in said deed of trust; and

WHEREAS, the aforesaid Note and Deed of Trust were subsequently assumed by Robert E. Bowling and wife, Linda D. Bowling by deed of record in Book 5688 Page 995 said Register's Office; 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, 1982 and recorded in Book 5854 Page 319 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 1, 1982 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-Three Thousand Four Hundred Sixty-Eight and 95/100 ($43,468.95) 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-Three Thousand Four Hundred Sixty-Eight and 95/100 ($43,468.95) 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. 36 on the Plan of L. G. Noel's Idlewild Subdivision as of record in Book 161 Page 120, said Register's Office.

Said Lot No. 36 fronts 50 feet on the southerly side of Halcyon Avenue and runs back between parallel lines with the easterly margin of 11th Avenue South formerly Preston Street, 150 feet to an alley.

BEING the same property conveyed to Robert McNeil, III, a single person, by deed of record in Book 5603 Page 326 and subsequently conveyed to Robert E. Bowling, et ux by deed of record in Book 5688 Page 995, 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 1st day of March, 1982.

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 1st day of March, 1982.

Sandra S. Luscale

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 $43,468.95.

Michael J. Philbin

AFFIANT

Sworn to and subscribed before me this 1st day of March, 1982.

Sandra S. Luscale

NOTARY PUBLIC

My Commission Expires: 7-21-85

G 8 2 3 5 0

IDENTIF. REFERENCE

MAR 8 | 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5858 PAGE 908

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
			43468.95-	CO
			113.10	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	122.60-
			5695A03/06/82 BAL	.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 3 5 0

IDENTIF. REFERENCE

MAR 8 1 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870291