TRUSTEE'S DEED

Michael J. Philbin Successor-Trustee	)	BOOK 5867 PAGE 858
to	)	MAP 116-12 PARCEL 106 FIELD BOOK #7DA35110
The Kissell Company 30 Warder Street Springfield, Ohio 45501 (Send Tax Bills Here)	)	

WHEREAS, Tom H. Williams, Jr. executed a deed of trust on the 17th day of July, 1980 which was recorded in Book 5630 Page 665 Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill and Alan L. Saturn, Trustees, the hereinafter described property to secure payment to The Kissell Companyof 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 61 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 24, 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 Seventy-Five Thousand Seven Hundred Sixty-Three and 37/100 ($75,763.37) 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 Seventy-Five Thousand Seven Hundred Sixty-Three and 37/100 ($75,763.37) 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:

> Land in Davidson County, Tennessee, being part of Lot 6 on the Map of A. L. Billington's Subdivision of the west part of Lot No. 2 of the Henry Compton Lands, as of record in Book 547 Page 47, Register's Office for said county, described according to a survey made July 20, 1946 by Z. J. Wilkinson, Surveyor as follows:
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> BEGINNING at a point in the northerly margin of a 25 foot roadway, as established by an instrument of record in Book 1133, page 151, Register's Office for said County, said point being 25 feet north of the line between Lots Nos. 5 and 6 of said Subdivision; and begin 549 feet east of the easterly margin of Estes Avenue at an iron pin, being the southeast corner of the property conveyed to T. I. McClearen and wife, by deed from Biffle Moore and wife, as of record in Book 5965, page 251, said Register's Office; thence with McClearen's eastern boundary line, north 3° east 215 feet to the south line of the A. E. Potter property; thence along his south line easterly 218.4 feet to a stake; thence southerly 240 feet to a stake and an iron pin in the line between Lots. No. 5 and 6 of said Billington Plan; thence with the line between said lots, westwardly 202 feet to the terminus of said 25 foot roadway; thence with said east terminus of roadway, north 25 feet to the north line of said roadway and continuing with the north line of the same, westerly 30 feet to the beginning.
>
> BEING the same property conveyed to Tom H. Williams, Jr. by deed of record in Book 5630 Page 662, 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 24th day of March, 1982.

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 24th day of March, 1982.

Linda S. Grisdale
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 $75,763.37.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 24th day of March, 1982.

Linda S. Grisdale
NOTARY PUBLIC

My Commission Expires: 7-21-85

FILED
MAR 31 11 10 AM '82
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

68534

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

RECEIVED OF _____ BOOK 5867 PAGE 861

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

75763.37- CO
197.06 CO TX
.50 PRFEE
9.00 ADELD
CHECK 206.56-
9650A03/31/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5
68534 5

IDENTIF. T REFERENCE

MAR 31 11 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 873892