15043

9816 01/06 140.00- CHECK

TRUSTEE'S DEED

MICHAEL J. PHILBIN)
Successor-Trustee)
)
to)
)
OWNER)
THE KISSELL COMPANY)
30 Warder Street)
Springfield, Ohio 45501)
(SEND TAX BILLS HERE)

BOOK 5989 PAGE 513

MAP NO. 83-1
PARCEL NO. 247
FIELD BOOK NO. 27W19810

WHEREAS, Rocky Tansil and wife, Kathryn D. Tansil executed a deed of trust on the 6th day of May, 1981 which was recorded in Book 5747 Page 361 Register's Office for Davidson County, Tennessee, conveying to Michael J. Philbin 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, the aforesaid Note and Deed of Trust were subsequently assumed by Charles Ray Petty by an instrument of record in Book 5866 Page 717 said Register's Office; 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 Nashville, Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: December 27, 1982 at 10:00 a.m. at the front door of the Courthouse in 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 Fifty Thousand Two Hundred Four and 28/100 ($50,204.28) 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 Fifty Thousand Two Hundred Four and 28/100 ($50,204.28) 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. 9 on the Plan of Petway's Subdivision of Lot No. 7 on the Hobson Property as of record in Plan Book 2 Page 42, Chancery Court at Nashville.
>
> Said Lot No. 9 fronts 50 feet on the northerly margin of Petway Avenue and runs back between parallel lines 246 feet more or less to an alley.
>
> BEING the same property conveyed to Rocky Tansil and wife, Kathryn D. Tansil by deed of record in Book 5747 Page 361 R.O.D.C. and subsequently assumed by Charles Ray Petty by deed of record in Book 5866 Page 717, R.O.D.C.
>
> This is improved property also known as 1043 Petway Avenue, Nashville, Tennessee, 37206.

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 27th day of December, 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 27th day of December, 1982.

Linda S. Lisdale

NOTARY PUBLIC

My Commission Expires:
7-21-85

THIS INSTRUMENT PREPARED BY:
Michael J. Philbin
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,204.28.

Michael J. Philbin

AFFIANT

Sworn to and subscribed before me this 27th day of December, 1982.

Linda S. Lisdale

NOTARY PUBLIC

My Commission Expires: 7-21-85

H 24860

IDENTIF. REFERENCE

JAN 6 | 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5989 PAGE 516.

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
			50204.28-	CO
			130.52	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	140.32-
9616A01/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 24860

IDENTIF. REFERENCE

JAN 6 1 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919746