6043

TRUSTEE'S DEED

Michael J. Philbin)
Successor-Trustee)
)
to)
)
The Kissell Company)
30 Warder Street)
Springfield, Ohio 45501)
(Send Tax Bills here))

BOOK 6054 PAGE 250

Map #76-6
Parcel #292
Field Book #15DA11930

WHEREAS, Ellis Eugene Johnson and wife, Denise E. Johnson executed a deed of trust on the 13th day of July, 1979, which was recorded in Book 5466, Page 236, Register's Office for Davidson County, Tennessee, conveying to Harold Reeves 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 14th day of April, 1983, and recorded in Book 6043, Page 443, 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: May 6, 1983, at 10:00 a.m. at the Front Door of the Courthouse 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-Seven Thousand, Six Hundred Eighty-Seven and 25/100ths ($27,687.25) 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-Seven Thousand, Six Hundred Eighty-Seven and 25/100ths ($27,687.25) 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 the easterly 45 feet of Lots Number 74, 75 and 76 on the Plan of Bransford Realty Co.'s sub-division of Maxey Avenue and Gallatin Road property of record in Plat Book 332, page 44, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lots Numbers 74, 75 and 76 front 45 feet on the southerly margin of Leland Avenue and run back between parallel lines 150 feet to a dead line in the rear, whereon it measures 45 feet.
>
> Being the same property conveyed to Ellis Eugene Johnson and wife, Denise E. Johnson, by deed of record in Book 5466, Page 233, R.O.D.C.
>
> This is improved property also known as 1128 Leland Avenue, Nashville, Tennessee, 37216.

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 6th day of May, 1983.

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 6th day of May, 1983.

Beverly J. Upchurch

NOTARY PUBLIC

My Commission Expires: 1-18-87

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $27,687.25.

Michael J. Philbin

AFFIANT

Sworn to and subscribed before me this 6th day of May, 1983.

Beverly J. Upchurch

NOTARY PUBLIC

My Commission Expires: 1-18-87

IDENTIF. REFERENCE

MAY 10 3 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 46989

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6054 PAGE 253

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
			27687.25- CO	
			72.02 CO TX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	31.52-
			947UA05/10/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H46989

IDENTIF. REFERENCE

MAY 10 3 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948004