B0443

TRUSTEE'S DEED

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

BOOK 6081 PAGE 971

Map #82-4
Parcel #387
Field Book #27W19690

WHEREAS, Harlan O. Proctor, unmarried, executed a deed of trust on the 17th day of December, 1981, which was recorded in Book 5833, Page 112, 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 2nd day of June, 1983, and recorded in Book 6074, Page 727, 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: June 21, 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 Thirty-Three Thousand, Five

Hundred and Eighty-Eight and 90/100ths ($33,588.90) 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 Thirty-Three Thousand, Five Hundred and Eighty-Eight and 90/100ths ($33,588.90) 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 West 17.5 feet of Lot No. 2 and the East 32.5 feet of Lot No. 3 on the map of James Burns' Subdivision of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Harlan O. Proctor, unmarried, by deed of record in Book 5833, Page 109, R.O.D.C.
>
> This is improved property also known as 915 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 21st day of June, 1983.

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 21st day of June, 1983.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $33,588.90.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me

this 23rd day of June, 1983.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-18-87

H 5.6 | 5.2

IDENTIF. REFERENCE

JUN 24 4 23 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

96/24 96-86-

7570

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 608 PAGE 974

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33566.90- CO	
			87.36 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	96.86-
			7570A06/24/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 56 I 52

IDENTIF. REFERENCE

JUN 24 4 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958767