30443

TRUSTEE'S DEED

BOOK 6101 PAGE 672

Michael J. Philbin)
Successor-Trustee)
)
to) Map #94-1
) Parcel #238
The Kissell Company) Field Book #18W14560
30 Warder Street)
Springfield, Ohio 45501)
(Send Tax Bills Here))

WHEREAS, Timothy G. Pinkleton and wife, Gayle D. Pinkleton, executed a deed of trust on the 25th day of October, 1979, which was recorded in Book 5521, Page 657, Register's Office for Davidson County, Tennessee, conveing to Leon Sharber 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 27th day of June, 1983, and recorded in Book 6094, Page 639, 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: July 19, 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-Two Thousand, Three Hundred and Eighty and 03/100ths

4517 07/25 93.74- CHECK

($32,380.03) 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-Two Thousand, Three Hundred and Eighty and 03/100ths ($32,380.03) 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 #1 on the Plan of Mabelle Subdivision, a plat of which is of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.
>
> Said Lot #1 fronts 50 feet on the east side of 12th Street and runs back between lines 136.4 feet on the south line and 137.7 feet on the north line along the south margine of Lenora Avenue to an alley in the rear on which it measures 49.7 feet.
>
> Included in the foresaid description but excluded from the conveyance is a portion of about 250 square feet condemned by the Nashville Housing Authority as described in a deed from Alf Rutherford, Clerk, of record in Book 3460, Page 422, R.O.D.C.
>
> Being the same property conveyed to Timothy G. Pinkleton and wife, Gayle D. Pinkleton, by deed of record in Book 5521, Page 654, R.O.D.C. This is improved property also known as 901 South 12th Street, 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 19th day of July, 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 19th day of July, 1983.

Beverly J. Marchetti
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 $32,380.03.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this
19th day of July, 1983

Beverly J. Marchetti
NOTARY PUBLIC

My Commission Expires:
1-18-87

H 6.2.6 4 7.

IDENTIF. REFERENCE

JUL 25 3 37 PM '83
FELIX Z. HILLSMAN, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6101 PAGE 675

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

32380.00- CO
84.24 CO TX
.50 PRFEE
9.00 WDEED
CHECK 93.74-
4517A07/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 6 4 7

IDENTIF. REFERENCE

Jul 25 3 37 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966185