OFFICIAL RECEIPT

File 43

TRUSTEE'S DEED

RICHARD D. TAYLOR, JR.
Successor-Trustee

to

THE KISSELL COMPANY
30 Warder Street
Springfield, OH 45501
(Send tax bills here)

Map #118-1
Parcel #417

BOOK 6229 PAGE 93

WHEREAS, Georgia A. Colebrooke, executed a deed of trust on the 2nd day of September, 1980, which was recorded in Book 5648, Page 289, Register's Office for Davidson County, Tennessee, conveying 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, the aforesaid note and deed of trust were subsequently assumed by Gary P. Bevins and wife, Nancy L. Bevins by an instrument of record in Book 5905, Page 876, said Register's Office; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, Jr. was appointed Successor-Trustee, said appointment being dated the 19th day of January, 1984, and recorded in Book 6222, Page 816, 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: February 6, 1984, at 10:15 a.m. at the front door of the Davidson County Courthouse in Nashville, 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 Sixty Thousand Eight Hundred Seventy-Eight Dollars and Thirty-Seven Cents ($60,878.37), 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 Sixty Thousand Eight Hundred Seventy-Eight Dollars and Thirty-Seven Cents ($60,878.37), paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Jr., 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 a tract of land in said County including the Westerly part of Lots Nos. 1 & 2 on the Map of Dodd and Woodard's S/D, as of record in Book 332, Page 132, Register's Office for said County, and also a lot lying immediately west of said Lots Nos. 1 & 2 and more fully described as follows:
>
> Beginning on the southerly margin of Halcyon Ave. 132 ft. westerly from the corner of Lots Nos. 2 & 4 on said plan and runs thence with the southerly margin of said Avenue, westwardly 125 ft. to Scrugg's northeast corner; thence with his line southwardly 154 ft. to W. E. Gale's N. line; thence with his line in an easterly direction 150 ft. to a point 146 ft. westerly from the southeast corner of Lot No. 1; and thence in a northerly direction 161.7 ft. to the point of beginning. According to a survey made by John Kohl, dated August 8, 1980.
>
> Being the same property conveyed to Georgia A.Colbrooke by deed of record in Book 5478, Page 930, Register's Office for Davidson County, Tennessee.
>
> Being the same property assumed by Gary P. Bevins and Nancy L. Bevins by deed of record in Book 5905, Page 876, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 811 Halcyon Avenue, Nashville, Tennessee 37204.

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 Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 6th day of February, 1984.

Richard D. Taylor, Jr.
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 Richard D. Taylor, Jr., 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 February, 1984.

NOTARY PUBLIC

My Commission Expires:

4-20-86

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Jr.
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,878.37.

Richard D. Taylor, Jr.
AFFIANT
Richard D. Taylor, Jr.
Successor-Trustee

Sworn to and subscribed before me

this 6th, day of February, 1984.

NOTARY PUBLIC

My Commission Expires:

4-20-86

1.02462

IDENTIF. REFERENCE

FEB 9 3 49 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

2333 02/09 170.84- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

60876.37- CAMT.
156.34 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 170.84-
2333A02/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 4 6 2

IDENTIF. REFERENCE

FEB 9 3 49 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 12568