TRUSTEE'S DEED

Richard D. Taylor, Jr.,
Successor-Trustee

to

The Kissell Company
30 Warder Street
Springfield, OH 45501
(Send Tax Bills Here)

Map # 70-9
Parcel # 107

BOOK 6289 PAGE 996

WHEREAS, Grayson B. Wallace and wife, Bettye J. Wallace, executed a deed of trust on the 9th day of May, 1980, which was recorded in Book 5601, Page 748, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill, Trustee, 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, Richard D. Taylor, Jr. was appointed Successor-Trustee, said appointment being dated the 15 day of March, 1984, and recorded in Book 6256, Page 466, 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 indebted-ness; 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: March 26, 1984, at 10:00 a.m. at the front door of the 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 Twenty-Five Thousand Four Hundred Seventy and no/100

Dollars ($25,470.00) 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 Dollars Twenty-Five Thousand Four Hundred Seventy and no/100 Dollars ($25,470.00) 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 Lot No. 1 and the easterly 23 feet of Lot No. 2 on the Map of Bordeauxmont, not of record. Said Lot No. 1 and Part of Lot No. 2 adjoin and front together 75 feet on the southwesterly margin of Curtis Street and run back between parallel lines, with the northwesterly margin of Goodrich Avenue, 150 feet to the northeasterly line of Lot No. 5 of said Map.
>
> Being the same property conveyed to Grayson B. Wallace and wife, Bettye J. Wallace, by a deed dated the 9th day of May, 1980, and of record in Book 5601, Page 745, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3107 Curtis Street, Nashville, TN 37218.

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 26th day of March, 1984.

BOOK 6289 PAGE 998

Richard D. Taylor, Jr.
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 26th day of March, 1984.

Beverly J. Upchurch
NOTARY PUBLIC

My Commission Expires:

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

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 10 3 36 PM '84

IDENTIF. REFERENCE

12.1.493.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,470.00.

Richard D. Taylor, Jr.
AFFIANT

Sworn to and subscribed before me this 26th day of March, 1984.

Beverly J. Upchurch
NOTARY PUBLIC

My Commission Expires:

05/10 75.80- CHECK

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