B0F43

TRUSTEE'S DEED

Richard D. Taylor, Jr.,
Successor-Trustee

Map # 72-11
Parcel # 107
Field Book # 15 DZ 13005

The Kissell Company
30 Warder Street
Springfield, Ohio 45501

SEND TAX BILLS HERE:

BOOK 6328 PAGE 321

WHEREAS, James Edward Buchanan, Jr., unmarried, executed a Deed of Trust on the 7th day of March, 1981, which was recorded in Book 5719, Page 730, Register's Office for Davidson County, Tennessee, conveying to Harold Reeves and Philip 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, Richard D. Taylor, Jr., was appointed Successor-Trustee, said appointment being dated the 24th day of May, 1984, and recorded in Book 6312, Page 95, Register's Office for Davidson County, Tennessee; and

WHEREAS, Jimmy Osborne assumed and agreed to pay the Promissory Note secured by said Deed of Trust in an instrument of record in Book 5819, Page 356, Register's Office for Davidson County, Tennessee, said instrument being dated the 12th day of November, 1981; 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 18, 1984 at

06/29 71.00 CHECK

9748

11:15 a.m. at 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 KissellCompany, being the highest and best bidder at said sale, with a bid of Twenty Two Thousand Four Hundred Ninty Three Dollars and Seventy Seven Cents ($22,493.77), 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 Two Thousand Four Hundred Ninty Three Dollars and Seventy Seven Cents ($22,493.77), 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. 6 and the northerly 5 feet of Lot No. 7 on the Plan of J.R. Henderson Subdivision, not of record, described according to a survey by John Kohl, dated March 3, 1981, as follows:
>
> Said Lot fronts 55 feet on westerly margin of Branch Street and runs back between parallel lines measuring 213.6 feet to a dead line in the rear, measuring 55 feet.
>
> Being the same property conveyed to James Edward Buchanan, Jr. by a Deed dated the 7th day of March, 1981, and of record in Book 5719, Page 727, Register's Office for Davidson County.
>
> Being the same property conveyed to Jimmy Osborne by Deed dated the 12th day of November, 1981, and of record in Book 5819, Page 356, Register's Office for Davidson County.
>
> This is improved property also known as 2435 Branch Street, 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 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 and any applicable statutory redemption pursuant to T.C.A. §66-8-101.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor- Trustee, has hereunto set his hand this 18th day of June, 1984.

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 18th day of June, 1984.

NOTARY PUBLIC

My Commission Expires: 1-18-87

COUNTY REAL ESTATE

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THIS INSTRUMENT PREPARED BY:

ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 22,493.77.

Richard Taylor, Jr.
AFFIANT

Sworn to and subscribed before me
this 15th day of June, 1984.

Ruth H. Yarbrough
NOTARY PUBLIC

My Commission Expires: 1-18-87

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IDENTIF. REFERENCE

JUN 29 2 49 PM '84

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF Book 6328 page 324-4

FOR

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

22493.77- CAMT.
56.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 71.00-
9748A06/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 1 2 8

IDENTIF. REFERENCE

JUN 29 2 49 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048933