B0743

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor-Trustee

to

The Kissell Company
30 Warder Street
Springfield, OH 45501

SEND TAX BILLS HERE:

Map # 61-10
Parcel # 50
Field Book # 12DZ11530

WHEREAS, Claude R. Watkins and wife Elizabeth Watkins executed a deed of trust on the 26th day of November, 1980, which was recorded in Book 5685, page 419, 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, an Ohio corporation 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 21st day of August, 1984, and recorded in Book 6373, page 673, 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: September 24, 1984 at 10:00 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

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Grantee herein, The Kissell Company, being the highest and best bidder at said sale, with a bid of Sixty-Four Thousand Twenty-Five Dollars and Eighty-One Cents ($64,025.81), 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-Four Thousand Twenty-Five Dollars and Eighty-One Cents ($64,035.81), paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Richard D. Taylor, 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. 140 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, Register's Office, Davidson County, Tennessee.
>
> BEING the same property conveyed to Claude R. Watkins and wife, Elizabeth Watkins, by an instrument dated the 26th day of November, 1980, and of record in Book 5685, page 416, RODC.
>
> This is improved property also known as 4103 Edwards Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Kissell Company, its successors and assigns forever as fully and completely as the 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 24th day of September, 1984.

Richard D. Taylor Jr.
Richard D. Taylor
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, 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 24th day of September, 1984.

Lucie M Baker
NOTARY PUBLIC

My Commission Expires:

7-27-86

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor, Jr.
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 Sixty-Four Thousand Twenty-Five Dollars and Eighty-One Cents.

Richard D. Taylor Jr.
AFFIANT

Sworn to and subscribed before me

this 24th day of September, 1984.

Lucie M Baker
NOTARY PUBLIC

My Commission Expires:

7-27-86

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IDENTIF. REFERENCE

Dec 4 1 29 PM '84

FEE REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6396 PAGE 527

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

64025.81- CAMT.
166.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 175.90-
6134A10/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 4 3 1

IDENTIF. REFERENCE

Dec 4 1 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074496