B0743

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor Trustee

to

The Kissell Company
30 Warder Street
Springfield, Ohio 45501
Owners
SEND TAX BILLS HERE:

Map #83-5
Parcel #164.1
Field Book #19W-18445

BOOK 6424 PAGE 602

WHEREAS, Clarence E. Cole, Jr. and wife, Betty L. Cole executed a deed of trust on the 21st day of November, 1979, which was recorded in Book 5537, Page 159, 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, 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 12th day of October, 1984, and recorded in Book 6408, Page 316, 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: November 5, 1984 at 11:30 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

11/13 11:30 CHECK

3771

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 Forty Thousand Five Hundred Eleven and 20/100 Dollars ($40,511.20), 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 Forty Thousand Five Hundred Eleven and 20/100 Dollars ($40,511.20), 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 the southerly part of Lot No. 11 on the Plan of the D. H. Bailey Property, as of record in Plat Book 421, Page 65, Register's Office, Davidson County, Tennessee.
>
> Said Lot fronts 50 feet on the northerly side of Mansfield Avenue and runs back to a 12 foot proposed alley, 148 feet more or less on the easterly margin and 157 feet more or less on the westerly margin, to a line measuring 51 feet more or less.
>
> Being the same property conveyed to Clarence E. Cole, Jr. and wife, Betty L. Cole, by an instrument dated the 21st day of November, 1979, of record in Book 5537, Page 156, R.O.D.C., TN.
>
> This is improved property also known as 1017 Mansfield Avenue, Nashville, Tennessee 37206.

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 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. BOOK 6424 PAGE 604

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 5th day of November, 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 5th day of November, 1984.

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 $40,511.20.

AFFIANT

Sworn to and subscribed before me
this 5th day of November, 1984.

NOTARY PUBLIC

My Commission Expires: 7-27-86

IDENTIF. REFERENCE

NOV 13 | 22 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1.6 3 1.8 5.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6424 PAGE 605

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
			40511.20-	CAMT.
			105.30	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	114.80-
6771A11/13/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1631:85

IDENTIF. REFERENCE

Nov 13 1 88 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0084817