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IDENTIF. REFERENCE

Nov 21 10 34 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19 ____,

_____
Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

BOOK 6431 PAGE 21

THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Jr. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Secretary of H.U.D.	Dept. of H.U.D.	Map #61-10
(NAME)	(NAME)	
Washington, D.C.	Suite 1600, One Commerce Place	Parcel #50
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book #
20410	Nashville, TN 37239	12DZ11530
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Kissell Company, an Ohio corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO the Secretary of Housing and Urban Development, his successors and assigns,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, 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.

BEING the same property conveyed to the Kissell Company, an Ohio corporation, by Richard D. Taylor, Jr., trustee, under a trustee's deed dated the ____ day of September, 1984, and of record in Book ____, page ____, Register's Office for Davidson County, Tennessee. The warranties of title hereinstated may be limited by reason of the statutory right of redemption arising under the Tennessee Code Annotated, Section 66-8-101 et sec presently held by Claude R. Watkins and wife, Elizabeth Watkins, or by any other party incident to the foreclosure of the deed of trust of record in Book 5685, Page 419, Register's Office for Davidson County, Tennessee, as evidenced by the Trustee's Deed referred to in the foregoing derivation clause.

CHECK
( ) Unimproved
This is improved (X) property, known as 4103 Edwards Avenue, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Re: Watkins

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the l lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

11/21 5.00 - 3971

Witness _____ hand _____ this 11th day of October, 19 84

The Kissell Company by: Jerry R. Johnson, Vice President

by: Marcia Esty, Assistant Secretary

THE KISSELL COMPANY

STATE OF Ohio
Clark County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Ohio this _____ day of 19_____

Commission expires _____

_____
Notary Public

STATE OF Ohio
COUNTY OF CLARK

Before me, Donna Snyder, a Notary Public within and for the State and County aforesaid, personally appeared Jerry R. Johnson

and Marcia Esty (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Assistant Secretary respectively of the Kissell Company the within named bargainor, a corporation, and that (he) (they) as such Jerry R. Johnson and Marcia Esty, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jerry R. Johnson as such Vice President, and attesting the same by the said Marcia Esty as such Assistant Secretary.

Witness my hand and official seal at office at The Kissell Company on this the 11th day of October, 19 84.

My commission expires DONNA L. SNYDER, Notary Public In and For The State of Ohio My Commission Expires April 5, 1989

Donna L Snyder
Notary Public

SEAL · OHIO · STATE

WARRANTY DEED

FROM

The Kissell Company,

an Ohio corporation

TO

The Secretary of HUD

~~Return to:~~

Richard D. Taylor, Jr.
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201