60443

BOOK 6485 PAGE 552

TRUSTEE'S DEED

Richard D. Taylor, Jr.
Successor-Trustee

to

Owner: The Kissell Company
30 Warder Street
Springfield, Ohio 45501

SEND TAX BILLS HERE

Map #60-1
Parcel #144
Field Book #12DZ 95983

WHEREAS, Oliver W. Presley executed a deed of trust on the 22nd day of October, 1981, which was recorded in Book 5810, Page 863, Register's Office for Davidson County, Tennessee, conveying to Leon Sharber 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 3rd day of January, 1985, and recorded in Book 6471, Page 689, 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: January 21, 1985 at 10:00 a.m. at the Courthouse in Nashville, Davidson County, 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; also, subject to any statutory right of redemption in the event that the waiver in said deed of trust of the statutory right of redemption inferred upon the mortgagor pursuant to Tennessee Code Annotated §66-8-101 was deemed ineffective; and the Grantee herein, The Kissell Company, an Ohio corporation, being the highest and best bidder at said sale, with a bid of Thirty-Five Thousand Nine Hundred Fifty and No/100 Dollars ($35,950.00), 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 Thirty-Five Thousand Nine Hundred Fifty and No/100 Dollars ($35,950.00), paid by The Kissell Company, an Ohio corporation, 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, an Ohio corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 132 on the Plan of Golden Valley Estates, Section One, which is of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Oliver W. Presley by an instrument dated the 22nd day of October, 1981, and of record in Book 5810, Page 860, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 3125 Greggwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Kissell Company, an Ohio corporation, 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, an Ohio corporation, 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 21st day of January, 1985.

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 wihin 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 21st day of January, 1985.

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 $35,950.00.

AFFIANT

Sworn to and subscribed before me
this 21st day of January, 1985.

NOTARY PUBLIC

My Commission Expires: 7-27-86

02/01 102.84- CHECK

3186

FEB 1 9 39 AM '85
FELIX A. REDDOCH JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

18056.9

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

RECEIVED OF _____

FOR _____

BOOK 6485 PAGE 555

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

35950.00- CAMT.
93.34 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 102.84-
8188A02/01/86 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 5 6 9

IDENTIF. REFERENCE

FEB 1 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105672