K-951116-3/kb

File 43

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION 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)

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THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Jr., Atty., One Union Street, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Secretary of HUD (NAME)	Department of HUD (NAME)	Map #59-10
(STREET ADDRESS OR ROUTE NUMBER)	Suite 1600, One Commerce Place (STREET ADDRESS)	Parcel #135
Washington, D.C. 20410 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	13DA 42435

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 Secretary of Housing and Urban Development,

his successors
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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

Being the same property conveyed to The Kissell Company, an Ohio corporation from Richard D. Taylor, Jr., Successor-Trustee, by a Trustee's Deed dated the 7th day of October, 1985, said deed being of record in Book 6684, Page 386, Register's Office for Davidson County, Tennessee.

The warranties of title herein stated may be limited by reason of the statutory right of redemption arising under T.C.A. §66-8-101, et seq. presently held by Hendrick Douglas and wife, Bobbie Smith Douglas, or by any other party incident to the foreclosure of the deed of trust of record in Book 6071, Page 594, Register's Office for Davidson County, Tennessee, as evidenced by the Trustee's Deed referred to in the foregoing derivation clause.

unimproved ( ) This is improved (X) property, known as 4031 (House Number) Ames Drive (Street) Nashville, TN 37218 (P. O. Address) (City or Town) (Postal Zip)

(Re: Douglas)

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 it, 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 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.

Witness their hands this 29th day of October, 19 85

THE KISSELL COMPANY,
an Ohio Corporation

By: Kathryn D. Murphy
Kathryn D. Murphy, Assistant Secretary

By:
Jerry R. Johnson, Vice President

STATE OF TENNESSEE
Davidson 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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF OHIO
COUNTY OF CLARK

Before me, Karen S. Grube, a Notary Public within and for the State and County aforesaid, personally appeared Jerry R. Johnson and Kathryn D. Murphy 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 The Kissell Company the within named bargainor, a corporation, and that (he) as such Vice President and Assistant Secretary, 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 Kathryn D. Murphy as such Assistant Secretary

Witness my hand and official seal at office at Clark County, Ohio this the 29th day of October, 19 85.

My commission expires April 5, 1989

Karen S. Grube
Notary Public

KAREN S. GRUBE, Notary Public
In and For The State of Ohio
My Commission Expires April 5, 1989

WARRANTY DEED

FROM

THE KISSELL COMPANY,

an Ohio corporation

TO

Secretary of Housing and Urban Development, his successors and assigns

7.6 7.6 7

IDENTIFICATION REFERENCE

FEB 19 12 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN