TRUSTEE'S DEED BOOK 6789 PAGE 640

Michael J. Philbin,
Successor-Trustee

Map #58-15
Parcel #199
Field Book #13DA 56557

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

WHEREAS, Vant H. Hardaway and wife, Janice S. Hardaway, executed a deed of trust on the 7th day of November, 1978, which was recorded in Book 5362, Page 457, Register's Office for Davidson County, Tennessee, conveying to Leon Sharber and Phillip E. Hill, Trustees, the property hereinafter described to secure payment to The Kissell Company, of a promissory note referred to in said deed of trust; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin was appointed Successor-Trustee, said appointment being dated the 4th day of February, 1986, and recorded in Book 6783, Page 320, 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 the indebtedness was declared due and payable, and the Grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the sale was advertised in accordance with the terms of the deed of trust, said advertisement being made for twenty-one (21) days by three weekly notices published in the Nashville Record Newspaper, 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: February 18, 1986 at 10:00 a.m. at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, free from all rights of homestead exemption in an equitable and

statutory redemption of the property, and all rights of dower and courtesy in the property, all of which were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, The Kissell Company, being the highest and best bidder at said sale with a bid of Forty-Seven Thousand One Hundred Twenty-Seven and 24/100 Dollars ($47,127.24), was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Forty-Seven One Hundred Twenty-Seven and 24/100 Dollars ($47,127.24), paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, 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 situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 14 on the Plan of Royal Hills Subdivision, Section 1, a plat which is of record in Book 4675, Page 73, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Vant H. Hardaway and wife, Janice S. Hardaway, by deed from Jim Hale and wife, Mary Frances Hale, of record in Book 5362, Page 455, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 212 Lunn Ct., Nashville, Tennessee 37208.

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 all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 18th day of February, 1986.

Michael J. Philbin, Trustee
Michael J. Philbin
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 Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of February, 1986.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

THIS INSTRUMENT PREPARED BY:
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

FEB 25 2 43 PM '86
FELIX E. DONATI REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
7 8 3 4 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,127.24

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 18th day of February, 1986.

Janice M. Hoyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 643

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

ATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47127.24- CAMT
122.46 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 131.96-
7450A02/25/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 8 3 4 4.

IDENTIFICATION REFERENCE

FEB 25 2 43 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 221922