Box 50

BOOK 7234 PAGE 67

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

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

Map #73-1
Parcel #53
Field Book #15DZ 36220

WHEREAS, Darryl L. Overton, unmarried, Michael W. Skelton and wife, Joyce H. Skelton, executed a deed of trust on the 27th day of July, 1984, which was recorded in Book 6350, Page 364, Register's Office for Davidson County, Tennessee, conveying to Phillip E. Hill, Trustee, the property hereinafter described to secure payment to The Kissell Company, of a promissory note referred to in said deed of trust; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by S & F Properties in a quitclaim deed of record in Book 6517, Page 779, R.O.D.C.; and

WHEREAS, the obligations of the aforesaid deed of trust and note were subsequently assumed by Al Cochran and wife, Laurel Denise Cochran, in a deed of record in Book 6572, Page 344, R.O.D.C.; 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 31st day of October, 1986, and recorded in Book 7201, Page 337, and re-recorded in Book 7206, Page 781, 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: May 11, 1987 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 in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, 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 Fifty-Nine Thousand One Hundred Ten and 75/100 Dollars ($59,110.75), 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 Fifty-Nine Thousand One Hundred Ten and 75/100 Dollars ($59,110.75), 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. 15, Block "H" on the Plan of Country Club Estates, as of record in Plat Book 843, page 95, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Darryl L. Overton and Michael W. Skelton by quitclaim deed from Darryl Overton, Trustee, with full power to mortgage, sell or transfer, without joinder of any beneficiary, of record in Book 6350, Page 362, and subsequently conveyed to S & F Properties by deed from Darryl L. Overton and Michael W. Skelton of record in Book 6517, Page 779, and subsequently conveyed to Al Cochran and wife, Laurel

Denise Cochran, by deed from S & F Properties, a partnership composed of Phil Speer and Gary Foltynewicz, of record in Book 6572, Page 344, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2107 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said The 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 11th day of May, 1987.

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 11th day of May, 1987.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

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THIS INSTRUMENT PREPARED BY:
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 $59,110.75.

Michael J. Pigue
AFFIANT

Sworn to and subscribed before me this 11th day of May, 1987.

Janice M. Doyle
NOTARY PUBLIC

My Commission Expires: 4-17-88

25106

IDENTIFICATION REFERENCE

MAY 12 2 29 PM '87

FELIX Z. WISEMAN, REGISTER
DAVIDSON COUNTY, TN

Inv. 20

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

RECEIVED OF _____

FOR _____

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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
			59110.75- CAMT.	
			165.48 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 177.98-	
6285A05/12/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5 1 0 6

IDENTIFI REFERENCE

MAY 12 2 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80857