59493

IDENTIFICATION REFERENCE

AUG 26 2 28 PM '87

DAVIDSON COUNTY, TN

TRUSTEE'S DEED

Michael J. Philbin,
Successor-Trustee

to
New Owner
The Kissell Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE

Map #94
Parcel #46
Field Book #03DZ 37015

BOOK 7335 PAGE 948

WHEREAS, Rudolph R. Harris and wife, Deborah M. Harris, executed a deed of trust on the 26th day of January, 1979, which was recorded in Book 5389, Page 745, Register's Office for Davidson County, Tennessee, conveying to J. G. Palmer, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to Commerce Union Bank, which note is 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 22nd day of July, 1987, and recorded in Book 7321, Page 422, 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 having been 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: August 24, 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, 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-Two Thousand Eight Hundred Thirty-Eight and 24/100 Dollars ($52,838.24), 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 Fifty-Two Thousand Eight Hundred Thirty-Eight and 24/100 Dollars ($52,838.24), 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:

> Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for said County.
>
> Said Lot No. 77, which is a corner lot, fronts 134.28 feet on the northeasterly margin of Clovernook Drive and fronts 132.14 feet on the northwesterly margin of Gann Drive, said frontages being joined by a curve having a length of 37.55 feet, and extends back 241.6 feet on the northeasterly line and 258.2 feet on the northwesterly line to a point of intersection.
>
> Being the same property conveyed to Rudolph R. Harris and wife, Deborah M. Harris, by deed of record in Book 5389, Page 743, Register's Office for Davidson County, Tennessee.
>
> This is improved property also known as 201 Gann Drive, Nashville, Tennessee 37210.

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 24th day of August, 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 24th day of August, 1987.

Janice M. Doyle
NOTARY PUBLIC

JANICE M. DOYLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4-17-88

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 $52,838.24.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 24th day of August, 1987.

Janice M. Doyle
NOTARY PUBLIC

JANICE M. DOYLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4-17-88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7335 PAGE 951

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

52830.24- CAMT.
147.84 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 157.34-
5926A08/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59493

IDENTIFICATION REFERENCE

AUG 26 2 28 PM '87

FELIX Z. WILSON II, Recorder
DAVIDSON COUNTY, TN

No. 09750