BOOK 8471 PAGE 467

Box 43

5.7.11.2

TRUSTEE'S DEED

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37201

IDENTIFICATION REFERENCE

OCT 25 3 02 PM '91

FILED & RECORDED

Michael J. Philbin,
Successor-Trustee

to

CityFed Mortgage Company
f/k/a The Kissell Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #82-8
Parcel #98
Field Book #27W 18915

OCT 10/25 0191 03CHECK 114.34

WHEREAS, Edward O. Hill and wife, Carol M. Hill, executed a deed of trust on the 28th day of April, 1981, which was recorded in Book 5741, Page 958, Register's Office of Davidson County, Tennessee, conveying to Harold Reeves and Phillip E. Hill, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8416, Page 71, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by James E. Gray and wife, Sandra J. Gray, in a deed of record in Book 5931, Page 365, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Edward O. Hill and wife, Carol M. Hill, in a deed of record in Book 6403, Page 357, Register's Office for Davidson County, Tennessee.

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: October 21, 1991 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 hereby expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, CityFed Mortgage Company f/k/a The Kissell Company, being the highest and best bidder at said sale with a bid of TWENTY EIGHT THOUSAND ONE HUNDRED FIFTY ONE AND 48/100 DOLLARS ($28,151.48), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY EIGHT THOUSAND ONE HUNDRED FIFTY ONE AND 48/100 DOLLARS ($28,151.48), paid by CityFed Mortgage Company f/k/a 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 CityFed Mortgage Company f/k/a 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. 8, Block A on the plan of Nashville Trust Company's Subdivision of the A. W. Shryer's Property, of record in Book 843, Page

25, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly margin of Seymour Avenue and extends back 178 feet 3 inches on the easterly line and 177 feet 6 inches on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Edward O. Hill and wife, Carol M. Hill, by deed of record in Book 5621, Page 752, and subsequently conveyed to James E. Gray and wife, Sandra J. Gray, by deed of record in Book 5931, Page 365, the said James E. Gray and wife, Sandra J. Gray having subsequently reconveyed their interest in said property to Edward O. Hill and wife, Carol M. Hill, by deed of record in Book 6403, Page 357, Register's Office for Davidson County, Tennessee.

This is improved property also known as 840 Seymour Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said CityFed Mortgage Company f/k/a 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 the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to CityFed Mortgage Company f/k/a 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; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

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.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 21st day of October, 1991.

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 21st day of October, 1991.

Janice M Cheng
NOTARY PUBLIC

My Commission Expires: May 20, 1992

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $28,151.48.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of October, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 470

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

CAMT 28151.48
CON TX 104.34
PRFEE 1.00
WDEED 9.00
TOTAL 114.34
CHECK 114.34

10/25/91 01 15:02 0001 6082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.1 1.2.

IDENTIFI REFERENCE

OCT 25 3 02 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 470790