Box 43

TRUSTEE'S DEED

BOOK 8648 PAGE 168

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

Michael J. Philbin,
Successor-Trustee

to

The Kissell Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE
NO MORTGAGEE

Map #42-8
Parcel #122
Field Book #11D 93636

RECD 06/09 0101 03CHECK 224.56

WHEREAS, Edmund J. Freedom, unmarried and Marion Thurman and wife, Eva M. Thurman, executed a deed of trust on the 26th day of March, 1986, which was recorded in Book 6815, Page 916, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee, 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 8611, Page 58, Register's Office of Davidson County, Tennessee; and

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: June 8, 1992 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 EIGHT THOUSAND EIGHT HUNDRED ELEVEN AND 42/100 DOLLARS ($58,811.42), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY EIGHT THOUSAND EIGHT HUNDRED ELEVEN AND 42/100 DOLLARS ($58,811.42), 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. 58-B of the Zone Lot Division of Lots 1 thru 10, 15 thru 24, and 51 thru 60, Heritage Place, as of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edmund J. Freedom, unmarried and Marion Thurman, by deed of record in Book 6815, Page 913, Register's Office for Davidson County, Tennessee.

This is improved property also known as 228 Nesbitt Lane, Madison, Tennessee 37115.

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 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 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; 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 8th day of June, 1992.

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 8th day of June, 1992.

Beverly Upchurch
NOTARY PUBLIC

BEVERLY R. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-26-94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $58,811.42.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 1992.

Beverly Upchurch
NOTARY PUBLIC

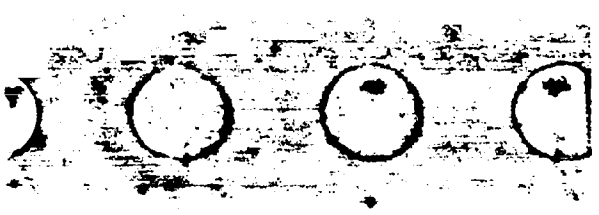
BEVERLY R. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

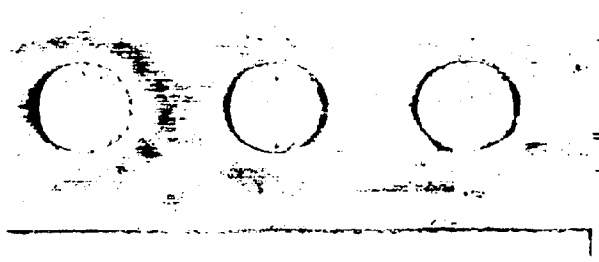
My Commission Expires: 11-26-94

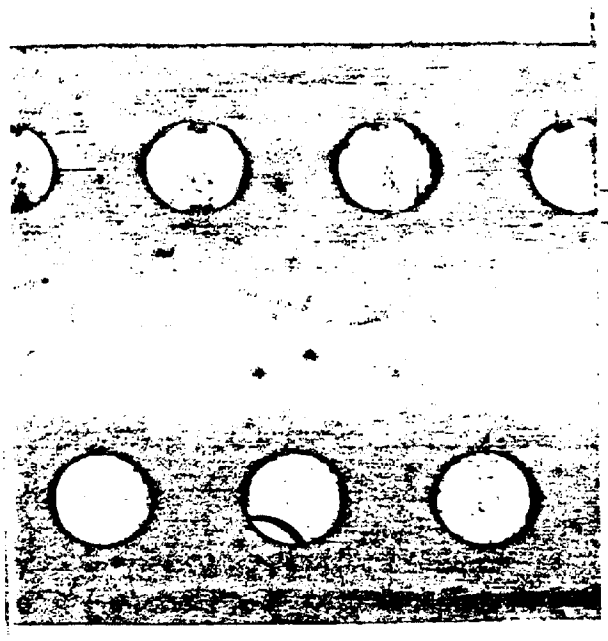
26 JUN 92 8 15

RECEIVED FOR RECORD

7 6 9 7







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8648 PAGE 170

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 58811.42
CON TX 217.56
PRFEE 1.00
WDEED 6.00
TOTAL 224.56
CHECK 224.56
06/09/92 01 15:41 0001 9696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17997

IDENTIF. REFERENCE

JUN 9 3 42 PM '92

DAVIDSON COUNTY, TN.

No. 539463