Box 43

BOOK 8689 PAGE 171

32653

IDENTIF. REFERENCE

JUL 30 3 40 PM '92

DAVIDSON COUNTY TN.

TRUSTEE'S DEED

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 #108-8-A
Parcel #6CO
Field Book #03D 73836

WHEREAS, Shirley A. Hill, unmarried, executed a deed of trust on the 27th day of May, 1982, which was recorded in Book 5891, Page 794, 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 8654, Page 328, 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: July 27, 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, (which by law includes the statutory right of redemption), homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in the 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 FORTY SEVEN AND 16/100 DOLLARS ($47,047.16), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY SEVEN THOUSAND FORTY SEVEN AND 16/100 DOLLARS ($47,047.16), 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 6, Lot No. 3, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200, Page 394, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 5851, Page 779 and amended in Book 5884, Page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley A. Hill, unmarried, by deed of record in Book 5891, Page 791, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3165 Elm Hill Pike, Nashville, Tennessee 37214.

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 27th day of July, 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 27th day of July, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $47,047.16.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

216 07/30 01PM 03CHECK 182.00

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

RECEIVED OF _____

FOR _____

BOOK 8689 PAGE 173

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	47047.16
CON TX	173.90
PRFEE	1.00
WDEED	8.00
TOTAL	182.90
CHECK	182.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5001 1216

32653

IDENTIF. REFERENCE

JUL 30 3 40 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 555874