TRUSTEE'S DEED

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

BOOK 8731 PAGE 392

Michael J. Philbin,
Successor-Trustee

to

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

Map #76-1
Parcel #130
Field Book #04D 91780

7235 09/16 0101 03CHECK 261.34

WHEREAS, Thelma L. Underwood, unmarried and Gary L. Nelson, Sr. and wife, Robbie Nelson, executed a deed of trust on the 21st day of January, 1986, which was recorded in Book 6771, Page 396, 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 8687, Page 535, 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: September 14, 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 SIXTY EIGHT THOUSAND TWO HUNDRED TWELVE AND 02/100 DOLLARS ($68,212.02), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY EIGHT THOUSAND TWO HUNDRED TWELVE AND 02/100 DOLLARS ($68,212.02), 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. 101B on the plan of Tulip Grove Woods Phase 1, Zone Lot Division, Lots 101, 102 & 103, of record in Book 6250, page 788, Register's Office for said County.

Said Lot No. 101B fronts 35.67 feet on the westerly margin of Hidden Hills Drive and extends back 428.15 feet on the northerly line and 410.69 feet on the southerly line to a dead line in the rear, measuring 63.87 feet thereon.

Being the same property in which Thelma L. Underwood was conveyed an 80% undivided interest and in which Gary L. Nelson, Sr. was conveyed a 20% undivided interest by deed of record in Book 6771, Page 393, the said Gary

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

L. Nelson, Sr. and wife, Robbie Nelson, having subsequently quitclaimed their interest in the property to Thelma L. Underwood by Quitclaim Deed of record in Book 7631, page 290, Register's Office for Davidson County, Tennessee.

This is improved property also known as 513 Hidden Hills Drive, Hermitage, Tennessee 37076.

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 14th day of September, 1992.

4 6 2 8 3
IDENTIFICATION REFERENCE
SEP 16 3 45 PM '92
CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 14th day of September, 1992.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

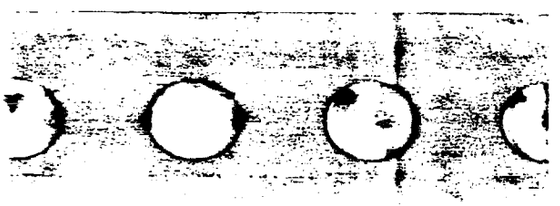
The actual consideration of value, whichever is greater for this transfer is $68,212.02.

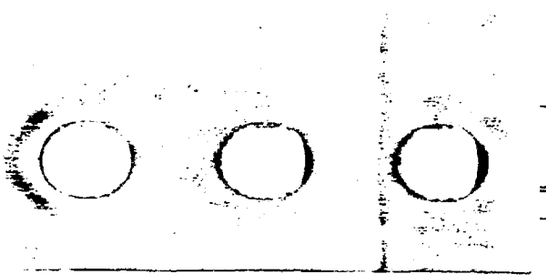
Michael J. Philbin
AFFIANT

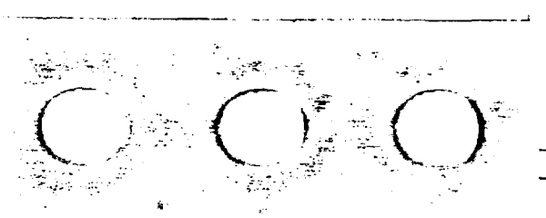
WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of September, 1992.

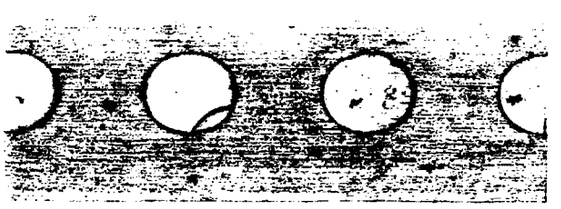
Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8731 PAGE 394

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 68212.02
				CON TX 252.34
				PRFEE 1.00
				WDEEI 8.00
				TOTAL 261.34
				CHECK 26..34
			09/16/92 01	15:47 0001 7235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 2 8 3.

IDENTIFICATION

SEP 16 3 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 570881