Box 43

TRUSTEE'S DEED

BOOK 8751 PAGE 792

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 #76-1
Parcel #124
Field Book #04D 91341

WHEREAS, Billy R. Dean and wife, Peggy L. Dean, executed a deed of trust on the 18th day of October, 1985, which was recorded in Book 6690, Page 727, re-recorded in Book 6950, Page 683, 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 8706, Page 298, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Robert Lee Wells and wife, Kandice E. Wells, in a deed of record in Book 6870, Page 366, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Jeffrey G. Ricker and wife, Eileen M. Ricker and Susan M. Rotkiewicz, in a deed of record in Book 7001, Page 6, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Jeffrey D. Ricker and wife, Eileen M. Ricker, in a Quitclaim Deed of record in Book 7336, Page 661, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Craig A. Cook, in a Deed of record in Book 8435, Page 535, 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 5, 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 NINE THOUSAND FIFTEEN AND 26/100 DOLLARS ($59,015.26), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY NINE THOUSAND FIFTEEN AND 26/100 DOLLARS ($59,015.26), paid by The Kissell Company, the receipt of which is hereby acknowledged, I, Michael J.

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

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. 93B on the plan of Zone Lot Division of Lots 93, 94, 95 Tulip Grove Woods, Phase 1, of record in Book 6250, Page 566, Register's Office for said County.

Said Lot No. 93B fronts 36.99 feet on the northeasterly margin of Debbie Drive and extends back 170.50 feet on the northwesterly line and 158.09 feet on the southeasterly line to a dead line in the rear, measuring 39.85 feet thereon.

Being the same property conveyed to Billy R. Dean and wife, Peggy L. Dean, by deed of record in Book 6690, Page 724, and subsequently conveyed to Robert Lee Wells and wife, Kandice E. Wells, by deed of record in Book 6870, Page 366, and subsequently conveyed to Jeffery G. Ricker and wife, Eileen M. Ricker and Susan M. Rotkiewicz, by deed of record in Book 7001, Page 6, the said Susan M. Rotkiewicz having subsequently conveyed her right, title and interest in said property to Jeffery D. Ricker and wife, Eileen M. Ricker, by quitclaim deed of record in Book 7336, Page 661, the Rickers having then conveyed said property to Craig A. Cook, by deed of record in Book 8435, Page 535, Register's Office for Davidson County, Tennessee.

This is improved property also known as 518 Debbie 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 5th day of October, 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 5th day of October, 1992.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $59,015.26.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of October, 1992.

NOTARY PUBLIC

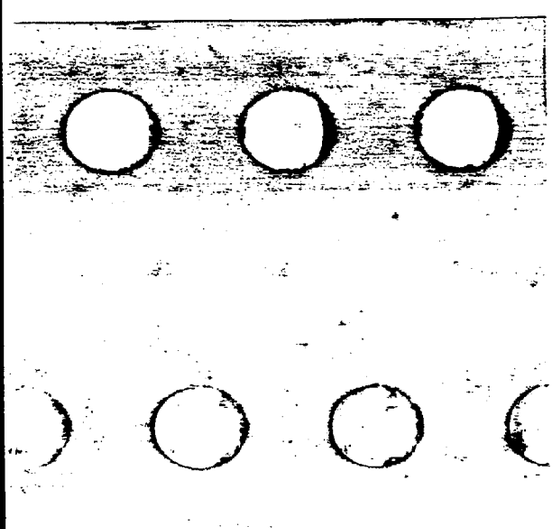
My Commission Expires: July 27, 1996

53006

IDENTIFICATION REFERENCE

OCT 7 3 23 PM '92

DAVIDSON COUNTY, TN



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

RECEIVED OF _____ BOOK 8751 PAGE 795

FOR _____

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 59015.26
				CON TX 218.30
				PRFEE 1.00
				MISC 12.00
				TOTAL 231.30
				CHECK 231.30
10/07/92	01			15:24 0001 8634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53006

IDENTIFICATION REFERENCE

OCT 7 3 23 PM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 578165