Box 43

BOOK 8762 PAGE 624

56620

TRUSTEE'S DEED

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

IDENTIFICATION REFERENCE

Oct 20 3 26 PM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Michael J. Philbin,
Successor-Trustee

to

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

Map #42-7-A
Parcel #8CO
Field Book #11D 92614

WHEREAS, Dorothy B. Watson and Yvonne A. Burkhardt, executed a deed of trust on the 11th day of June, 1982, which was recorded in Book 5899, Page 997, Register's Office of Davidson County, Tennessee, conveying to 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 8731, Page 398, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Wilma Ward, Unmarried, in a Deed of record in Book 6127, Page 792, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by La Rhonda C. Ripley, in a Deed of record in Book 7355, Page 407, Register's Office for 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: October 19, 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 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 FORTY SEVEN THOUSAND SEVEN HUNDRED ONE AND 28/100 DOLLARS ($47,701.28), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY SEVEN THOUSAND SEVEN HUNDRED ONE AND 28/100 DOLLARS ($47,701.28), 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. 8 on the Second Revised Plan of Heritage Square, Phase One, as of record in Plat Book 5200, Page 282, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy B. Watson and Yvonne A. Burkhardt, by deed of record in Book 5899, Page 994, and subsequently conveyed to Wilma Ward, Unmarried, by deed of record in Book 6127, Page 792, and subsequently conveyed to LaRhonda C. Ripley, by deed of record in Book 7355, Page 407, Register's Office for Davidson County, Tennessee.

This is improved property also known as 717 Heritage Square Drive, 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; 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 19th day of October, 1992.

Michael J. Philbin, Successor-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 19th day of October, 1992.

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 $47,701.28.

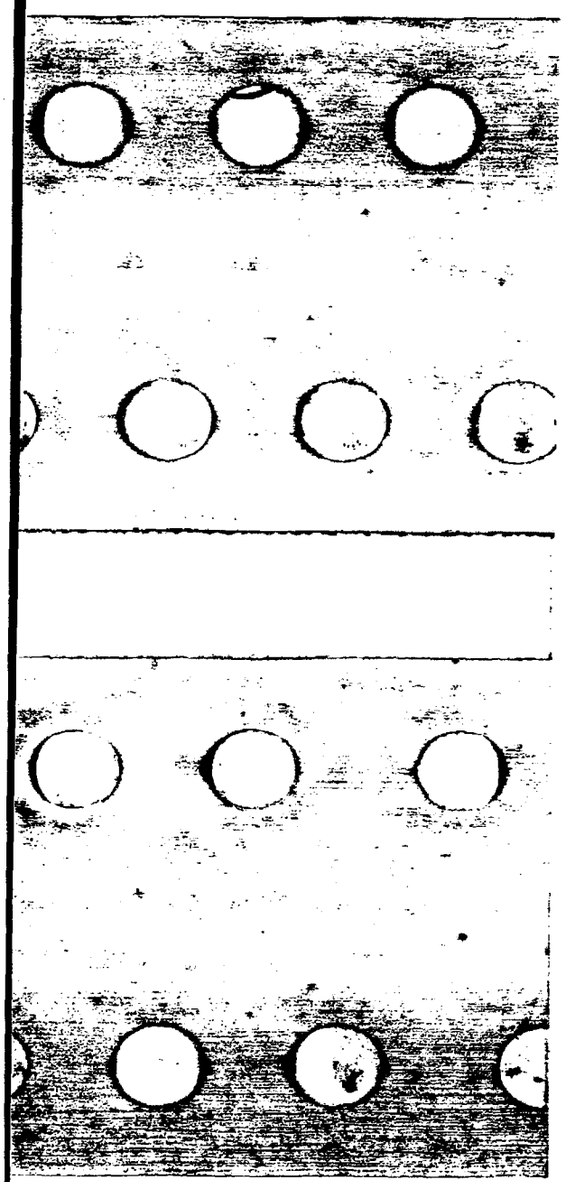
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of October, 1992.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

2694 10/20 0101 03CHECK 185.49



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

RECEIVED OF _____

FOR _____

BOOK 8762 PAGE 626

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 47701.28
				CON TX 176.49
				PRFEE 1.00
				WDEED 8.00
				TOTAL 185.49
				CHECK 185.49
			10/20/92 01	15:27 0001 2694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56620

IDENTIFI REFERENCE

OCT 20 3 26 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582157