TRUSTEE'S DEED

BOOK 8797 PAGE 112

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 #81-7
Parcel #423
Field Book #02W 19615

1068 11 '93 0101 03CHECK 107.42

WHEREAS, Ernest L. McClain and wife, Brenda B. McClain, executed a deed of trust on the 17th day of June, 1983, which was recorded in Book 6092, Page 985, Register's Office of Davidson County, Tennessee, conveying to Phillip E. Hill and Leon Sharber, Trustees, 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 8747, Page 27, 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: November 23, 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 TWENTY SIX THOUSAND SIX HUNDRED TWENTY SEVEN AND 18/100 DOLLARS ($26,627.18), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of TWENTY SIX THOUSAND SIX HUNDRED TWENTY SEVEN AND 18/100 DOLLARS ($26,627.18), 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. 22 on the Plan of Woodard Subdivision, as recorded in Book 161, Page 174, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ernest L. McClain and wife, Brenda B. McClain as tenants by the entirety, by deed of record in Book 6092, page 983, the said Brenda B. McClain having quitclaimed her interest in said property to Ernest L. McClain, by Quitclaim Deed of record in Book 6985, Page 12, and the said Ernest L. McClain having subsequently conveyed subject property to Larry Owens and wife, Marcia Owens, by deed of record in Book 8218, Page 756, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1916 Cephas Street, Nashville, Tennessee 37208.

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 23rd day of November, 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 23rd day of November, 1992.

Janice M. Cheng
NOTARY PUBLIC

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 $26,627.18.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of November, 1992.

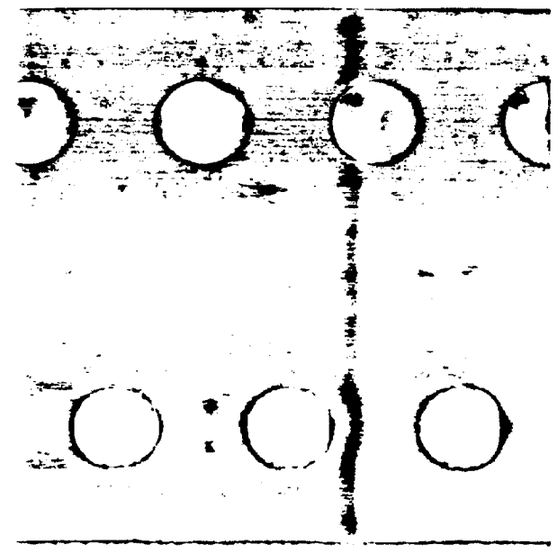
Janice M. Cheng
NOTARY PUBLIC

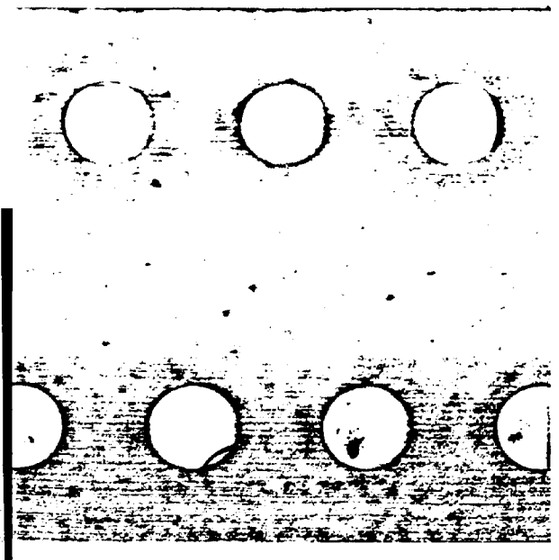
My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC

6817.6

INDEXED REFERENCE
Nov 25 3 51 PM 1992
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 26627.18
CON TX 98.42
PRFEE 1.00
WDEED 8.00
TOTAL 107.42
CHECK 107.42

11/25/92 01 15:49 0001 1068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68172

IDENTIFICATION REFERENCE

NOV 25 3 51 PM '92

DAVIDSON COUNTY, TN

No. 594787