This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BK 5646 PG 145

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
COMFORT CONTROL INC. 2311 Kline Ave. Nashville, Tenn 37211	Same	118-8 46

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary petition for bankruptcy on March 13, 1979, in the United States District Court for the Middle District of Tennessee, same being Bankruptcy No. BK79-30383, Robert Leon Manners, did by act of law convey all right, title and interest in and to the following described real property to the Trustee in Bankruptcy; and

WHEREAS, by order dated 2nd day of September, 1980, the said Trustee in Bankruptcy, Larry Stewart, was authorized and directed to sell the following described real property under the terms and conditions of a contract entered into on February 16, 1979, by and between Robert Leon Manners and Warren J. Smith for the sale of 2323 Kline Avenue for the sum of $16,500.00, and

WHEREAS, by agreed order of the Court, wherein the Trustee was ordered to sell said property free and clear of liens pursuant to the contract dated February 16, 1979, and with order that the proceeds of said property shall be turned over to the Bankruptcy Court for final distribution.

NOW, THEREFORE, for and in consideration of $16,500.00 cash in hand paid, I, Larry Stewart, Bankruptcy, Trustee do hereby bargain and sell and by these presents, transfer and convey untc the said Comfort Control Inc., it's assigns, the following described real property to wit:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Grandview Heights Subdivision of Lot "A" as of record in Book 161, page 169, Register's Office for said County.

Said Lot No. 312 fronts 50 feet on the westerly side of Kline Avenue and extends back between parallel lines, with the northerly margin of Melrose Street, 150 feet to an alley.

Being the same property conveyed to Robert L. Manners, by deed from John E. Waggener, unmarried, of record in Book 5089, page 819, Register's Office for Davidson County, Tennessee, and being the same property conveyed by operation of law, to Larry Stewart, Bankruptcy Trustee, pursuant to a voluntary bankruptcy petition filed by Robert Leon Manners in the United States District Court, for the Middle District of Tennessee, same being bankruptcy No. BK79-30383.

The undersigned, Larry Stewart, does hereby transfer and convey in his capacity as Trustee in Bankruptcy and no further or otherwise, all of the right, title, interest and estate held by the said Robert Leon Manners, in and to the above described real property on the date of his filing a voluntary petition for bankruptcy in the United States District Court for the Middle District of Tennessee.

TO HAVE AND TO HOLD subject real property with the appurtenances, estate, title and interest thereto belonging to the said Comfort Control Inc., it's assigns forever, but subject to unpaid real estate taxes, which have been prorated of even date herewith.

BOOK 5648 PAGE 146

WITNESS my hand on this the 3rd day of September, 1980.

Larry Stewart, Trustee
BANKRUPTCY TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, Larry Stewart, Bankruptcy Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 1980.

NOTARY PUBLIC

My Commission Expires: 1/15/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $16,500.00.

AFFIANT

Sworn to and subscribed before me this the 3rd day of September, 1980.

NOTARY PUBLIC

My Commission Expires: 1/15/83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 16,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF Sept. 1980
E. Bredeau
Deputy Register

BOOK 5646 PAGE 147

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
AT NASHVILLE

IN RE:	)	
	)	
ROBERT LEON MANNERS,	)	BK No. 79-30383
	)	
Debtor.	)	

AGREED ORDER

It appearing from the signatures of counsel for the trustee and counsel for creditor O. O. Manners that the property located at 2323 Kline Avenue should be sold free and clear of liens pursuant to the attached contract with the alleged liens to attach to the proceeds, it is accordingly

ORDERED, ADJUDGED, and DECREED that the property located at 2323 Kline Avenue be sold pursuant to the attached contract free and clear of any and all alleged liens with said alleged liens to attach the proceeds of this sale.

Entered this 2nd day of September, 1980.

Judge

Approved for Entry:

Larry Stewart
Bartholomew, Cleary,
Stokes & Mudter, P.A.
First American Center
Nashville, Tennessee 37238
Attorney for Trustee

Leon Ruben
325 Plus Park Boulevard
Nashville, Tennessee 37217
Attorney for O. O. Manners

IDENTIF. REFERENCE
SEP 3 1 37 PM '80
FELIX Z. HAILE, CLERK & REGISTER
DAVIDSON COUNTY, TENN.

G05806

SEP 2 1980 Certificate of Mailing. mm

Attest:
A True Copy:
Certified this Sept. 2 1980
Maurine D. Neel, Clerk
U.S. Bankruptcy Court
By Margie Mancini
Deputy Clerk

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5646 PAGE 148

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

16500.00- CO
42.90 CO TX
.50 PRFE
9.00 MOBIS
CHECK 52.40-
9816A09/03/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G05806

IDENTIF. REFERENCE

SEP 3 1 37 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 777763