WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard L. Albers & wife,	SAME	Map 132-8
Patricia F. Albers	(NAME)	Parcel 4
5131 Buccaneer Ct.	(STREET ADDRESS)	
Nashville, Tn. 37211		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

577

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Cooper and wife, Helen W. Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Albers and wife, Patricia F. Albers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot 71 fronts 120 feet on the easterly side of Kenilwood Drive and runs back 316.2 feet on the northerly line and 349.4 feet on the southerly line, to the westerly right of way line of the L. & N. Railroad, measuring 154.3 feet thereon.

Being the same property conveyed to James A. Cooper and wife, Helen W. Cooper, by deed from Charles E. Scantland and wife, Joyce Murray Scantland, of record in Book 4434, page 596, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 2044, page 31, and amended in Book 2046, page 541, said Register's Office.
2. The Plan of record in Book 1835, pages 118 and 119, said Register's Office.

The sale is made pursuant to notice and authority granted by the United States Bankruptcy Court for the Middle District of Tennessee, No. 383-03309. A copy of the Notice of Sale authorizing this sale is attached hereto as Exhibit A.

unimproved ( )
This is improved (XX) property, known as 4336 Kenilwood Drive, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 27th day of November, 1985

James A. Cooper

Helen W. Cooper

Form 3

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 James A. Cooper and wife, Helen W. Cooper the bargainor, S with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of Nov. 1985

Commission Expires: My Commission Expires JAN. 19, 1988

Notary Public

STATE OF)
COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
James A. Cooper and wife,

TO
Helen W. Cooper

Richard L. Albers and wife,

Patricia E. Albers

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 62,500.00

Richard L. Albers

Subscribed and sworn to before me this 27 day of Nov., 1985

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

EXHIBIT A
IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:

JAMES ALFRED COOPER AND WIFE,
HELEN W. COOPER,

Debtor.

No. 383-03309

BOOK 6723 PAGE 579

NOTICE OF SALE

Notice is hereby given to all creditors that pursuant to 11 U.S.C. § 363(b), the above debtor in possession will sell the real property identified as:

> Lot No. 71, Plan of Southmeade, Book 1835, Pages 118 and 119, as amended in Book 2088, Page 19, R.O.D.C., Tennessee.

The sale will be free and clear of interests and liens unless timely objections to the sale are filed. The debtor in possession has received an offer in the amount of $62,200.00 for the property described above from Richard L. Albers and wife, Patricia F. Albers. This sale will be for cash and all liens, security interests, and/or ownership rights will attach to the proceeds of the sale, the property being sold free and clear of all rights and interests, whether lien, ownership, or otherwise. All proceeds will be paid in the same priority as under applicable state law.

It has been determined that the property proposed for sale is not necessary for the reorganization of the debtor in possession. The proceeds of the sale will be used to partially satisfy

existing secured debt of the debtor in possession. The sale is in the best interest of the creditors of the estate.

Pursuant to Local Rule 18 of the Bankruptcy Court for the Middle District of Tennessee, any creditor or other party in interest who objects to the act proposed in this notice must file an objection, as required by that rule, on or before twenty (20) days after the mailing of this notice. Any and all objections shall be made in writing and filed with the Court and served upon the debtor in possession's attorney, Steven Lefkovitz, St. Cloud Corner, 500 Church Street, Nashville, TN 37219. If an objection and request for hearing is filed, a hearing on the objection will be held on October 1, 1985, at 9: o'clock A.m., in Room 216, Customs House, Nashville, TN.

Entered this 30 day of August, 1985.

Respectfully submitted,

BY: _____

Steven L. Lefkovitz
Attorney for debtor in possession
5th Floor, St. Cloud Corner
500 Church Street
Nashville, TN 37219
615/244-3996

cc: All creditors and parties-in-interest

5.7.4 2.0

IDENTIFICATION REFERENCE

DEC 2 3 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6723 PAGE 581

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
RE -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57420

RECEIVED FOR RECORD
Dec 2 3 43 PM '85
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.