BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 7 petition for bankruptcy on January 29, 1985, in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 385-00259, Charles S. Anderson, aka Charles Stuart Anderson, did by act of law convey all right, title and interest in and to all property to the Bankruptcy Trustee; and,

WHEREAS, by notice dated August 26, 1986, the said Bankruptcy Trustee, Jane B. Forbes, gave notice that the following described real property would be sold on September 15, 1986 to Ronald Schneider and wife Jean Schneider for $45,000.00, free and clear of all liens, unless an objection and application for hearing was filed with the court within Twenty (20) days of the date of notice, and whereas no objections were filed; and,

WHEREAS, on September 30, 1986, pursuant to the power and authority granted to the said Jane B. Forbes, Bankruptcy Trustee, all right, title and interest of the debtor, Charles S. Anderson, in and to the following described real property and improvements was sold to RONALD SCHNEIDER and wife, JEAN SCHNEIDER, for Forty-Five Thousand (45,000.00) Dollars, which amount was the amount stated in the notice; and,

NOW, THEREFORE, for and in consideration of Forty-Five Thousand (45,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Jane B. Forbes, Bankruptcy Trustee do hereby bargain and sell, and by these presents transfer and convey unto RONALD SCHNEIDER and wife, JEAN SCHNEIDER, their heirs, successors, and assigns the following real property, to-wit:

> Land in Davidson County, Tennessee, 5th Civil District, being Lot No. 315 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.
>
> Said Lot No. 315 fronts 81 feet on the westerly side of Tampa Drive and extends back 162.5 feet on the southeasterly line and 155.6 feet on the northwesterly line to a dead line measuring 66.4 feet thereon.
>
> Being the same property conveyed to Gearjammer, Inc., a Tennessee corporation, by deed from Donald K. Rowan and wife, Phyllis R. Rowan, of record in Book 5046, page 127, Register's Office for said County.

This is improved property known as 3673 Tampa Drive, Nashville, Tennessee.

And being the same property conveyed to Jane B. Forbes, Trustee, by a Quitclaim Deed of Susan Anderson Webb of record in Book 6976 page 844 Register's office, Davidson County, Tennessee.

The undersigned, Jane B. Forbes, does hereby trasfer and convey in her capacity as Bakruptcy Trustee and no further or otherwise, all of the right, title, interest and estate held by the said Charles S. Anderson, in and to the above described real property on the date of the filing of a voluntary petition for bankruptcy, Case No. 385-00259, in the United States Bankruptcy Court for the Middle District of Tennessee, and all right, title, and interest and estate as convey to Jane B. Forbes, Trustee, by Deed of Susan Anderson Webbb as referred to above.

Sellers are responsible for any back taxes; taxes for 1986 have been prorated, with Buyer receiving credit through date of closing; and, Buyer is responsible for payment of 1986 taxes.

TO HAVE AND TO HOLD subject real property with the appurtenances estate, title and interest thereto belonging to the said RONALD SCHNEIDER, and wife, JEAN SCHNEIDER, their heirs, sucessors and assigns forever, free and clear of all liens.

Witness my hand this 10th day of October, 1986.

56659

REAL ESTATE TRANSFER TAX
OCT 17 11 22 AM '86
CHARLES W. WILSON II REGISTER
DAVIDSON COUNTY, TN

JANE B. FORBES, Bankruptcy Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane B. Forbes, Bankruptcy Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this 10th day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 7-29-89

AFFADAVIT

STATE OF Tennessee)
COUNTY OF Williamson)

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I hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is $45,000.00 which amount is equal to or greater than the amount which the property transferred would demand at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 7/29/87

This instrument propared by:

JANE B. FORBES

Attorney at Law
347-B Main Street
Franklin, Tennessee 37064

New Owner +
Send Tax Bills To:

RONALD SCHNEIDER

4951 Hyman Oaks Rd.
Nashville, Tenn.
37211

Map/Parcel No.
148-01-155
Field Book No.
05DU 10241

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

45000.00- CONST.
126.00 CSTAX
.50 PRFEE
9.00 WDE D
CHECK 135.50-
8538A 10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 6 5 9

IDENTIFICATION REFERENCE

Oct 27 11 22 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No.04679