This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Investors Federal Savings Bank 2021 Richard Jones Road Nashville, Tennessee 37215	Investors Federal Savings Bank 2021 Richard Jones Road Nashville, Tennessee 37215	104-9-0-G 44.00 CO

DEBTOR-IN-POSSESSION DEED

This Deed entered into by and between ROBERT G. LAKINS and wife, JANE LAKINS (hereinafter referred to as "Grantors") and INVESTORS FEDERAL SAVINGS BANK, a federally chartered savings and loan institution (hereinafter referred to as "Grantee").

WHEREAS, Robert G. Lakins filed a Chapter 11 bankruptcy petition in the United States Bankruptcy Court for the Middle District of Tennessee on July 22, 1988, Bankruptcy Case No. 388-04719; and

WHEREAS, Robert Gene Lakins is Debtor-in-Possession in said bankruptcy case; and

WHEREAS, Grantee is a secured creditor of the debtor as evidenced by a first lien deed of trust executed by Robert G. Lakins and wife, Jane Lakins, to Charles W. Bone, Trustee, dated December 31, 1986, of record in Book 7221, page 449, and rerecorded in Book 7335, page 288, Register's Office for Davidson County, Tennessee, to secure a note dated December 31, 1986, in the original principal amount of $88,000.00; and

WHEREAS, Grantors have defaulted under the terms of said promissory note secured by said deed of trust; Grantee has filed a motion for relief from automatic stay, or in the alternative, for adequate protection; and the parties have entered into an Agreed Order for Sale Combined With Notice and Opportunity for Hearing which was entered in the United States Bankruptcy Court for the Middle District of Tennessee on December 5, 1988, which provides that in lieu of proceeding to foreclosure, subject to notice and opportunity for a hearing, Debtor is authorized to convey the real property secured to Grantee, free and clear of all liens and encumbrances, that said conveyance shall be in full satisfaction of the indebtedness due and owing Grantee, a copy of said Agreed Order is attached hereto and incorporated herein; and

WHEREAS, pursuant to Rule 2002 of the Rules of Bankruptcy Procedure, Grantor and/or Grantor's counsel have caused timely and proper notice to be given to all creditors, parties-in-interest, parties requesting notice and the United States Trustee, and no objections to the Agreed Order have been timely filed in writing with the United States Bankruptcy Court clerk and served upon counsel for the Grantor or Grantee as provided in said Agreed Order.

NOW, THEREFORE, in consideration of the foregoing premises and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Robert G. Lakins and wife, Jane Lakins, have this day bargained and sold and by these presence do hereby transfer and convey unto the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 44, located on the 2nd floor of Building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums, as of record in Book 6809, pages 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following.
>
> BEING the same property conveyed to Robert G. Lakins and wife, Jane Lakins by deed from Marshall I. Karr, Trustee with full power, of record in Book 7221, page 446, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 144, Park Circle, Nashville, Davidson County, Tennessee 37205.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. We do covenant with the said Grantee that we are lawfully seized and possessed of said land and fee simple, have a good right to convey said land, and the same is unencumbered and pursuant to the terms of the Agreed Order for Sale Combined With Notice and Opportunity for Hearing, Robert G. Lakins, as Debtor-in-Possession, joined herein by Jane Lakins, his wife, do hereby transfer and convey said property to Grantee, free and clear of all liens and encumbrances, and said transfer of the real property is in full satisfaction of the indebtedness due and owing Grantee, as evidenced by the deed of trust executed by Robert G. Lakins and wife, Jane Lakins, to Charles W. Bone, Trustee, dated December 31, 1986, of record in Book 7221, page 449, and rerecorded in Book 7335, page 288, Register's Office for Davidson County, Tennessee. We do further covenant and bind

ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Robert G. Lakins and Robert Gene Lakins are one and the same persons.

Witness our hands this the 25th day of January, 1989.

Robert G. Lakins
Robert G. Lakins

Jane Lakins
Jane Lakins

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Diana S. Dalton, a Notary Public for the state and county aforesaid, Robert G. Lakins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of January, 1989.

Diana S. Dalton
NOTARY PUBLIC

My Commission Expires:

11-30-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, VICTORIA L. BYRD, a Notary Public for the state and county aforesaid, Jane Lakins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26TH day of January, 1989.

Victoria L. Byrd
NOTARY PUBLIC

My Commission Expires:

March 11, 1991

BWSJM40
1/10/89(aa)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 97,450.92

AFFIANT

Subscribed and sworn to before me, this the 6th day of ~~January~~ February, 1989.

NOTARY PUBLIC

My Commission Expires:

May 13,1990

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED FOR ENTRY
11:00 A. M.
DEC 5 1988
BY S Howard
DEPUTY CLERK

IN RE:	)	
	)	
ROBERT G. LAKINS,	)	Bankruptcy
	)	Case No. 388-04719
	)	
Debtor.	)	
	)	
INVESTORS FEDERAL SAVINGS BANK,	)	
	)	
Movant,	)	
	)	
v.	)	
	)	
ROBERT GENE LAKINS,	)	
	)	
Respondent.	)	

AGREED ORDER FOR SALE COMBINED WITH NOTICE AND OPPORTUNITY FOR HEARING

Come Investors Federal Savings Bank and Robert G. Lakins, by and through their respective counsel, and enter this Agreed Order for the purpose of resolving the Motion for Relief from Automatic Stay or, in the Alternative, for Adequate Protection filed by Investors Federal Savings Bank. The parties are in agreement that Investors Federal Savings Bank is entitled to relief from automatic stay pursuant to 11 U.S.C. § 362 and agree that there is no equity in the real property for the benefit of the estate, and it is in the best interest of the estate that said property be conveyed to Investors Federal Savings Bank by a deed from the Debtor pursuant to 11 U.S.C. § 363 free and clear of all liens and claims and in full satisfaction of the indebtedness due Investors Federal Savings Bank.

In support of this Agreed Order, the parties would state as follows:

1. Robert Gene Lakins filed a Chapter 11 bankruptcy case in the United States Bankruptcy Court for the Middle District of Tennessee on July 22, 1988.

2. Investors Federal Savings Bank is a secured creditor of the Debtor, holding a valid and properly perfected first lien security interest in certain real property of the Debtor, being Unit No. 44 located on the second floor of Building No. D, Park Circle Condominiums. Said indebtedness is evidenced by a Note in the original principal amount of $88,000.00 dated December 31, 1986, and secured by a Deed of Trust executed by Robert G. Lakins and wife, Jane Lakins, to Charles W. Bone, Trustee, dated December 31, 1986, of record in Book 7221, page 449 and re-recorded in Book 7335, page 288, Register's Office for Davidson County, Tennessee.

3. As of August 4, 1988, there was a balance due and owing on said Note in the amount of $91,590.97. For each day after August 4, 1988, said Note accrues interest at the rate of $29.7367 per day. Said indebtedness has matured and was payable in full pursuant to the terms of the Note on July 26, 1988.

4. The Debtor has not offered any adequate protection to Investors Federal Savings Bank. The unit is vacant and there is no rental income from said unit to offer to Investors Federal Savings Bank as adequate protection.

5. The parties agree that Investors Federal Savings Bank is entitled to relief from automatic stay pursuant to 11 U.S.C. Section 362(d)(2) because the Debtor does not have equity in such property, and such property is not necessary to an effective reorganization.

6. In lieu of Investors Federal Savings Bank proceeding to foreclosure, incurring foreclosure costs and the possibility of deficiency balance due and owing, the parties agree that it is in the best interest said property be conveyed to Investors Federal Savings Bank by deed from the Debtor pursuant to 11 U.S.C. § 363 free and clear of all liens and claims with said transfer being in full satisfaction of the indebtedness due and owing Investors Federal Savings Bank.

IT IS THEREFORE ORDERED that Investors Federal Savings Bank is entitled to relief from automatic stay pursuant to 11 U.S.C. § 362 to allow Investors Federal Savings Bank to proceed to foreclosure pursuant to the terms of its Note and Deed of Trust, to advertise for foreclosure sale and to sell the real property and apply the net proceeds from the foreclosure sale to the total outstanding indebtedness due and owing Investors Federal Savings Bank.

IT IS FURTHER ORDERED that in lieu of proceeding to foreclosure, subject to the notice and opportunity for hearing, the Debtor is authorized to convey said real property to Investors Federal Savings Bank pursuant to 11 U.S.C. § 363 free and clear of all liens and encumbrances, and said conveyance shall be in full satisfaction of the indebtedness due and owing Investors Federal Savings Bank.

IT IS FURTHER ORDERED that within five (5) days after entry of this Order, counsel for the Debtor shall mail a copy of this Order to all creditors and parties in interest, parties requesting notice, and the United States Trustee, and file with the court a Certificate of Service. Any objections to this Order must be filed in writing with the United States Bankruptcy Court Clerk and served upon counsel for the Debtor and Investors Federal Savings Bank within twenty (20) days of the entry of this Order. In the event of any timely written objections, a hearing will be held on said objections in Room 216, Customs House, 701 Broadway, Nashville, Tennessee 37203, at 9:00 o'clock, on the 4th day of January, 1989. In the event no objections are filed, this Order shall be effective the date and time of its entry.

Henry C Paine II

UNITED STATES BANKRUPTCY JUDGE

APPROVED FOR ENTRY:

MANIER, HEROD, HOLLABAUGH
& SMITH

By: Lisa Cowan
Lisa Cowan
Attorneys for Robert Gene Lakins
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF

By: Sam J. McAllester, III
Attorneys for Security Federal Savings
and Loan Association
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37219
(615) 329-9010

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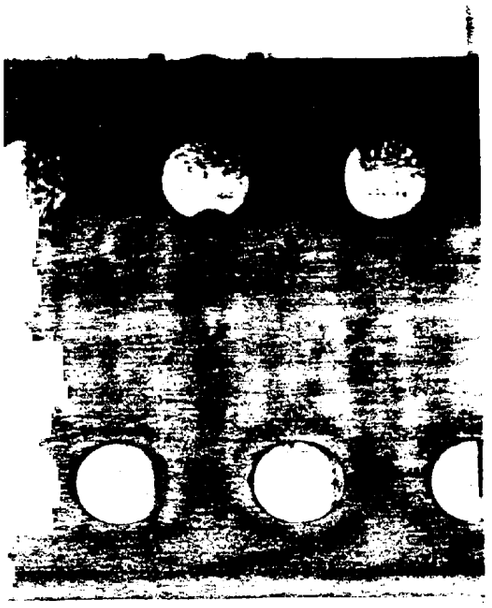
CERTIFICATE OF SERVICE

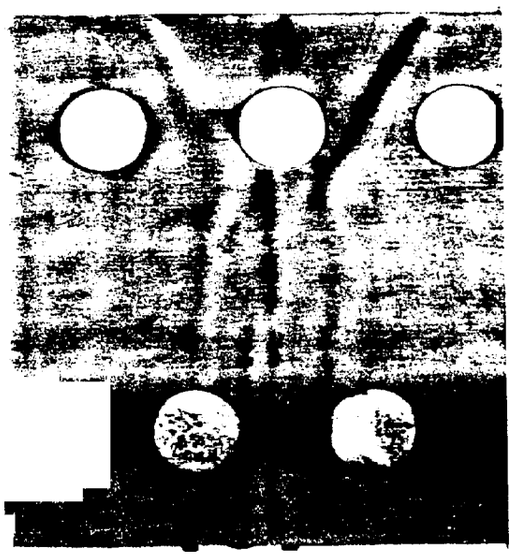
I hereby certify that a true and exact copy of the foregoing has been placed in the United States Mail, postage prepaid, to Mr. E. Franklin Childress, Jr., United States Trustee, 313 Customs House, 701 Broadway, Nashville, Tennessee 37203, on this the 22nd day of November, 1988.

Sam J. McAllester, III

07208

FEB 7 10 01 AM '89





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

RECEIVED OF _____

FOR _____

BOOK 7767 PAGE 485

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	97450.92
CON TX	321.75
PRFEE	0.50
WDEED	24.00
TOTAL	346.25
CHECK	346.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/89 01 10:03 0001 5112

07208

IDENTIFICATION REFERENCE

FEB 7 10 01 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 179608