TN 1:30:89

REO NO. 50590

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of April, 1989 between Harry Shaia, Jr., Trustee in Bankruptcy for Freedlander, Inc., The Mortgage People party of the first part, and Federal National Mortgage Association party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property: SEE ATTACHED EXHIBIT A incorporated herein by reference.

Being the same property acquired by party of the first part by deed from O. Ronald Ingram, Trustee dated August 7, 1987, recorded in Book 7320, Page 097, under reference 53853.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises.

IN WITNESS WHEREOF, the said Harry Shaia, Jr., Trustee in Bankruptcy for Freedlander, Inc., The Mortgage People, has caused this conveyance to be executed on the date first above mentioned as authorized by order of the United States Bankruptcy Court for the Eastern District of Virginia entered on June 23, 1988, which court order is being recorded simultaneously herewith.

Harry Shaia, Jr., Trustee in
Bankruptcy for Freedlander, Inc.
The Mortgage People

STATE OF VIRGINIA
COUNTY OF HENRICO

5024 08/11 0101 03CHECK 18.00

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Harry Shaia, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee in Bankruptcy for Freedlander, Inc., The Mortgage People, and that he as such Trustee in Bankruptcy for Freedlander, Inc., The Mortgage People, being authorized so to, executed the foregoing instrument for the purpose therein contained by signing his name as Trustee in Bankruptcy for Freedlander, Inc., The Mortgage People.

WITNESS my hand and seal at office in Henrico County, Virginia, this 19th day of April, 1989.

Betsy R. Clarke
Notary Public

My Commission Expires February 5, 1993

Prepared by: H. N. Martin, Esquire
Address: c/o Fannie Mae
950 East Paces Ferry Road
Suite 1900
Atlanta, GA 30326-1161

IDENTIFICATION

AUG 11 3 09 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

$7.50

REO NO. 50590

EXHIBIT A

All of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 238 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 74 feet on the northerly side of Kings Lane and runs back between lines 350.10 feet on the easterly side and 354.52 feet on the westerly side to a line at the rear on which it measures 74.10 feet thereon.

This is improved property known as 3320 Kings Lane, Nashville, Tennessee.

BOOK 7913 PAGE 264

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Richmond Division

In re:

FREEDLANDER INCORPORATED,
THE MORTGAGE PEOPLE, et al.
FEDERAL TAX I.D. No. [redacted]3724

Debtor

Bankruptcy Case No. 88-00794-R

ORDER CLARIFYING THE ORDER
GRANTING THE TRUSTEE THE AUTHORITY
TO OPERATE THE BUSINESS OF THE DEBTOR

This matter comes before the Court upon the Application of the Trustee, Harry Shaia, Jr., by counsel, for the entry of an order clarifying the previous Order entered by the Court on May 19, 1988 authorizing the Trustee to operate the business of the Debtor and setting forth specific acts and documents that the Trustee may perform and execute in order to effectively and efficiently administer the affairs of the Debtor and meet the needs of the creditors, noteholders and other parties of interest herein; and

IT APPEARING TO THE COURT that the Trustee will be called upon and it is necessary for the Trustee to execute certain recordable documents in order to clarify the interests of noteholders and parties claiming legal and equitable interests in properties upon which the Debtor hold liens, mortgages and deeds of trust, to sell property titled in the name of the Debtor in the ordinary course of the operation of the business of the Deb-

vid H. Adams
nna M. Joyce
ARK & STANT, P.C.
0 Sovran Bank
e Columbus Center
rginia Beach, VA
23462
04)499-8800

A TRUE COPY TESTE:
Michael M. Sheppard, Clerk
By _____
Deputy Clerk

150

tor by the Trustee and that it is proper to grant the Trustee authority, in addition to his general powers granted by § 704 of the Bankruptcy Code, to execute deeds, releases, certificates of satisfaction, assignments, amendments to recorded instruments and modifications thereof, and for good cause shown; it is

ADJUDGED, ORDERED and DECREED that the Trustee, Harry Shaia, Jr., is authorized, in addition to all powers granted to him in Title 11, United States Code, to execute on behalf of the Debtors such deeds, checks, releases, certificates of satisfaction, mortgages, deeds of trust, notes, assignments, and amendments and modifications to recorded instruments to which the Debtor is a party or in which it has an interest or the power to release, cancel, modify or amend, as the Trustee may deem appropriate and without further order of this Court. It is further

ADJUDGED, ORDERED and DECREED that the Trustee, Harry Shaia, Jr., is hereby authorized to sell all the real property titled in the name of the Debtor and he shall escrow any proceeds thereof subject to competing claims and distribute any such proceeds upon the resolution of such claims.

Enter at Richmond this 23rd day of June, 1988.

Judge

I ask for this:

LARK & STANT, P.C.
ATTORNEYS
VIRGINIA BEACH, VIRGINIA

Counsel for the Trustee

NOTICE OF JUDGMENT OR ORDER
Entered on docket JUN 2 1988

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Richmond Division

In re:

FREEDLANDER INCORPORATED,
THE MORTGAGE PEOPLE, et al.
FEDERAL TAX I.D. No. [redacted]3724

Debtor

Bankruptcy Case No. 88-00794-RS

NOTICE

TO: All Creditors and Parties:

NOTICE IS HEREBY GIVEN that the Trustee, Harry Shaia, Jr., by counsel, has filed with the Court the following Applications: (1) Application for Order Clarifying the Order Granting the Trustee the Authority to Operate the Business of the Debtor; (2) Application for Authority for the Trustee to Surcharge All Noteholders Whose Notes are Temporarily Being Serviced by the Trustee and to Establish a Fee Schedule for Services; (3) Application for Authority for the Trustee to Borrow Funds from Certain Noteholders; (4) Application for an Administrative Order Providing for Shortening of Time for Notice in Certain Circumstances; (5) Application for an Administrative Order Establishing the Procedure for Notices to be Given by the Trustee; (6) Application to Periodically Compromise or Settle a Controversy Involving the Estate Without Notice, and (7) Application for Approval Authority to Sell Motor Vehicles and Other Personal Property of the Debtor and to Pay Existing, Valid Liens Thereon, Without Further Notice.

The Applications referred to are on file with the Clerk of the United States Bankruptcy Court, Room 324, United States Courthouse Annex, 1100 East Main Street, Richmond, Virginia, and may be reviewed by any party in interest during normal business hours.. The Applications filed on behalf of the Trustee seek the authority to execute deeds, notes, checks, certificates of satisfaction, assignments, releases and other recordable documents in order to administer the affairs of the Debtor and to satisfy the land title records relating to properties and mortgages in which the Debtor had or has an interest, to sell all the real property titled in the name of the Debtor and escrow any proceeds thereof subject to competing claims and distribute any such proceeds upon resolution of such claims, to surcharge all Noteholders whose notes are temporarily being serviced by the Trustee an additional fee of 5% of payments on hand and received on behalf of institutional Noteholders and 10% or $10, whichever is greater, of all payments on hand or received on behalf of individual Noteholders, to borrow funds from certain Noteholders in order to meet the initial operating expenses of the Estate and to grant such

David H. Adams
Donna M. Joyce
CLARK & STANT, P.C.
900 Sovran Bank
One Columbus Center
Virginia Beach, VA
23462
(804)499-8800

Lending Noteholders an administrative priority for such funds, to establish a fee schedule for charges to be made by the Trustee for services rendered for parties in interest, to shorten the notice period from 20 days to 10 days from time to time, and to periodically compromise or settle claims to note proceeds or the proceeds of sales of real property sold in the ordinary course of business without notice, to approve the cost of maintenance and sale of motor vehicles and other personal property of the Debtor and to pay existing valid liens thereon without further notice.

PLEASE TAKE FURTHER NOTICE THAT an Order was entered on June 15, 1988 authorizing the Trustee to sell all the real property of the Debtor in the ordinary course of business and to escrow any proceeds thereof subject to competing claims and to distribute any such proceeds upon resolution of such claims. Any objections to this Order shall be filed in the same manner and under the same terms as set forth below.

PLEASE TAKE FURTHER NOTICE THAT unless an objection to any such Applications is filed in these proceedings at least five (5) business days before July 22, 1988, as set forth below, the Trustee shall present to the Court an Order in connection with each Application filed granting the Trustee the authority and powers sought and as set forth in each Application, at a hearing before the Court to be held at 9:00 a.m. on July 22, 1988 in the Courtroom, Third Floor, United States Courthouse Annex, 1100 East Main Street, Richmond, Virginia.

NOTICE IS FURTHER GIVEN that objections, if any, to the aforesaid Applications must be made in writing requesting an opportunity to be heard and filed with the Clerk of the United States Bankruptcy Court, Richmond Division, United States Courthouse Annex, Room 324, 1100 East Main Street, Richmond, Virginia 23206. Such objections, if any, shall state the name of the objecting party, whether the party is a creditor of the Debtor, and the nature and basis of the objection submitted. Copies of written objections shall be served upon David H. Adams, Esquire, Clark & Stant, P.C., 900 Sovran Bank Building, One Columbus Center, Virginia Beach, Virginia 23462, and Harry Shaia, Jr., Trustee, 8550 Mayland Drive, Richmond, Virginia 23229, and Debera F. Conlon, Assistant U. S. Trustee, Room 433, Federal Building, 200 Granby Mall, Norfolk, Virginia 23510 five (5) business days before July 22, 1988.

HARRY SHAIA, JR., TRUSTEE

By _____
of Counsel

Dated this 22nd day of June, 1988.