#147139 07/15/92 dc
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMMS (EWS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Jennifer R. Young 1109 Jackson's Valley Place Hermitage, TN 37076	Owner	86-3-41

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, and pursuant to the authority granted to him by that certain Order Authorizing Sale of 1624 Jackson's Valley Place in the United States Bankruptcy Court for the Southern District of Texas, Houston Division, Case No. 89-02761-H2-7, a certified copy of which is attached hereto as Exhibit "A" and incorporated herein for all purposes, Ronald J. Sommers, Trustee for the bankruptcy estate of Gemcraft Homes (Tennessee), Inc. a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Jennifer R. Young ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit "B" hereto (the "Property").

This is unimproved property.

This conveyance is made and accepted subject to the encumbrances shown on Exhibit "B" to this Deed, to the extent they are in effect and relate to the Property.

TO HAVE AND TO HOLD the said Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her heirs and assigns, forever.

GRANTOR, as Trustee for the bankruptcy estate of Gemcraft Homes (Tennessee), Inc., does hereby covenant and bind Gemcraft Homes (Tennessee), Inc., its successors and assigns to warrant specially and forever defend the title to the Property to grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit "C") but not further or otherwise.

GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES (EXCEPT FOR THE WARRANTIES OF TITLE CONTAINED HEREIN), COVENANTS OR REPRESENTATIONS TO GRANTEE, EITHER EXPRESS OR IMPLIED, OF ANY NATURE OR KIND OR VALUE, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY; AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES EXPRESS, IMPLIED OR STATUTORY, EXCEPT FOR THE WARRANTIES OF TITLE CONTAINED HEREIN.

GRANTOR SHALL HAVE NO LIABILITY FOR, AND GRANTEE HAS AGREED TO HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR, DAMAGES, RESCISSION OF

THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE. THE WAIVERS AND EXCULPATION PROVIDED ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL HEIRS AND ASSIGNS OF GRANTEE AND ALL OTHER OPERATORS OF THE PROPERTY.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 1992.

Ronald J. Sommers, Trustee for the bankruptcy estate of Gemcraft Homes (Tennessee), Inc.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, CYNTHIA DUTTON, a Notary Public, Ronald J. Sommers, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of July, 1992.

CYNTHIA DUTTON
Notary Public, State of Texas
My Commission Expires 10-1-92

Notary Public in and for
The State of T E X A S
10-1-92
(Printed or Typed Name of Notary)
CYNTHIA DUTTON
(Commission Expiration Date)

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value (whichever is greater) for this transfer is $41,100.00.

Subscribed and sworn to before me, this 17th day of July, 1992.

E. DIANNE COBLE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Jan. 23, 1993

Notary Public in and for
The State of Tennessee
E. Dianne Coble
(Printed or Typed Name of Notary)
1-23-93
(Commission Expiration Date)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS
ENTERED

JUL 07 1992

JESSE E. CLARK, CLERK
BY DEPUTY

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION

IN RE:	$	CASE NO. 89-02761-H2-7
	$	
GEMCRAFT HOMES	$	(CHAPTER 7)
(TENNESSEE), INC.	$	
	$	
DEBTOR	$	

ORDER AUTHORIZING SALE
OF 1624 JACKSON'S VALLEY PLACE

IN HOUSTON, on July 6, 1992, this Court continued the hearing on the Expedited Motion for Authority to Sell 1624 Jackson's Valley Place ("Expedited Motion") filed by Ronald J. Sommers, Trustee for the Gemcraft Homes (Tennessee), Inc. bankruptcy Estate. At this continued hearing, the Court opened sealed bids for the purchase of 1624 Jackson's Valley Place that were received by Alan Gerger, the attorney for Ronald J. Sommers, Trustee, on or before July 2, 1992, 12:00 o'clock noon. All entities that had previously submitted offers for the purchase of this property had been given notice of the need to submit sealed bids as a requirement to be considered a bidder for 1624 Jackson's Valley Place. Two bids, attached hereto as Court Exhibit 1 and Court Exhibit 2 were submitted for the purchase of 1624 Jackson's Valley Place. The highest bid is evidenced by Court Exhibit 2 submitted by Jennifer Young and it being in the best interest of the Estate to sell 1624 Jackson's Valley Place to the highest bidder; it is

EXHIBIT "A"

ORDERED that Ronald J. Sommers, Trustee be and is hereby authorized to sell 1624 Jackson's Valley Place, Hermitage, Tennessee, and legally described as:

> Lot Thirty-Seven (37), on the Plan of Ridgemere, of record in plat 6250 at page 938, Register's Office for Davidson County, Tennessee

to Jennifer Young; it is further

ORDERED that the sale be and is hereby free and clear of any and all liens, claims, encumbrances and interests (collectively "Interests") including, but not limited to, the Interests of James Brown, Skip Carnell, Metropolitan Government of Nashville and Davidson County, Bill Garrett, Trustee for Metropolitan Government of Nashville and Davidson County, William L. Matthews, Project Management Services, Inc., Mrs. Kenneth Fisher and Frank Brown, with all said Interests attaching to the proceeds of this sale; it is further

ORDERED that, at closing, Jennifer Young shall pay the Trustee $41,100.00, in cash, and shall pay any and all outstanding taxes and liens against 1624 Jackson's Valley Place including, but not limited to, the following:

Bill Garrett, Trustee for Metropolitan Government of Nashville and Davidson County (1991 taxes)	546.84
Metropolitan Government of Nashville and Davidson County (1988, 1989 and 1990 taxes)	1,733.73
Metropolitan Government for Cleanup Lien (including fees and recording release)	341.05
Any and all costs of closing, including title insurance premium (est.)	1,000.00

it is further

ORDERED that the closing of the sale to Jennifer Young shall be before July 18, 1992, 5:00 o'clock p.m.; it is further

ORDERED that the Trustee be and is hereby authorized to deposit the net sales proceeds from this sale, after closing, in an insured, interest bearing account of his choice; and it is

ORDERED that the Trustee be and is hereby authorized to return the earnest money he received from William L. Matthews ($3,000.00), Bruce Zeitlin ($1,000.00), and Frank Brown ($1,000.00), and the Trustee be and is hereby authorized to deposit the $1,000.00 he received from Jennifer Young which will be credited against the purchase price at closing.

ALL OTHER BIDS ARE REJECTED AS NOT BEING TIMELY (except MRS. FISHER

Signed this 6th day of July, 1992.

R F. Wheless

UNITED STATES BANKRUPTCY JUDGE

APPROVED AND REQUESTED
TO BE ENTERED:

By: Alan Gerger
Alan Gerger
Attorney in Charge
Texas Bar No. 07816350
2700 Post Oak Blvd., Suite 2500
Houston, Texas 77056-5705
(713) 960-0303

ATTORNEYS FOR RONALD J. SOMMERS, TRUSTEE

OF COUNSEL:

NATHAN, WOOD & SOMMERS
A Professional Corporation
2700 Post Oak Blvd., Suite 2500
Houston, Texas 77056-5705
(713) 960-0303

I certify that the foregoing is a true copy of the original now on file in Bankruptcy Court Southern District of Texas

By _____ Clerk

By: Cindy A. Lopez Garcia w/permission by AGS.
Cindy A. Lopez Garcia
Texas Bar No. 07631710
1301 McKinney, Suite 3200
Houston, Texas 77010-3033

ATTORNEY FOR JENNIFER YOUNG

OF COUNSEL:

GRIGGS & HARRISON
1301 McKinney, Suite 3200
Houston, Texas 77010-3033

Notice of this Order should be served upon parties-in-interest as follows:

Alan Gerger
2700 Post Oak Blvd., Suite 2500
Houston, Texas 77056-5705

Cindy A. Lopez Garcia
1301 McKinney, Suite 3200
Houston, Texas 77010-3033

G2188_90.02

P.O. Box 8247
Historic Hermitage, Tennessee 37076
Fax No. (615) 889-7066

THIS IS A SEALED BID . . . THIS IS A SEALED BID. . . SEALED BID. .

30TH DAY OF JUNE 1992

THE HONOURABLE ALAN GERGER,ESQ.
ATTORNEY IN CHARGE
TEXAS BAR NO. 07816350
2700 POST OAK BLVD.
SUITE 2500
HOUSTON, TEXAS 77056-5705

DEAR MR. GERGER:

PURSUANT TO THE COURT ORDER OF THE HONOURABLE R.F. WHELESS, JR. IN THE UNITED STATES BANKRUPTCY COURT FOR THE SOUTHERN DISTRICT OF TEXAS, HOUSTON DIVISION THE UNDERSIGNED WILL SUBMIT A SEALED BID FOR THE PURCHASE OF 1624 JACKSON'S VALLEY PLACE, HERMITAGE, TENNESSEE, 37076, AS FOLLOWS:

THE UNDERSIGNED AGREES TO PAY THE SUM OF CASH IN THE AMOUNT OF THIRTY-EIGHT THOUSAND AND EIGHT HUNDRED AND EIGHY-EIGHT DOLLARS AND EIGHTY-EIGHT CENTS (**$38,888.88**) AND ADDITIONALLY THE UNDERSIGNED AGREES TO PAY REAL ESTATE TAXES OF APPROXIMATELY **$3,000** AND THE METROPOLITAN GOVERNMENT OF DAVIDSON COUNTY[CLEAN-UP] GREATER NASHVILLE, TENNESSEE OF APPROXIMATELY **$500.00.** THE UNDERSIGNED AGREES TO THE TERMS OF CASH AT THE TIME OF CLOSING AND THE TRUSTEE OF THE DEBTOR GEMCRAFT HOMES (TENNESSEE) INC. A CLEAR TITLE OF ALL M&M LIENS INCLUDING THE KNOWN LIENS OF NATIONWIDE LENDING AND HILL FINANCIAL GROUP. THE ESTATE OF GEMCRAFT HOMES (TENNESSEE), INC. WILL PAY THE CLOSING COSTS.

LET IT WITNESS MY SEAL ON THE 30TH DAY OF JUNE, 1992 IN THE STATE OF TENNESSEE, THE COUNTY OF DAVIDSON COUNTY.

Mrs. Kenneth Fisher (6/30/92)
MRS. KENNETH FISHER

GOVERNMENT EXHIBIT 1

FISHER & FISHER

June 29, 1992

Mr. Ronald J. Sommers
Trustee, Gemcraft Homes of Tennessee, Inc.
2700 Post Oak Boulevard
Suite 2500
Houston, Texas 77056-5706

RE: Gemcraft Homes (Tennessee), Inc.; Case No. 89-02761-H2-7
(1624 Jackson's Valley Place, Nashville, Tennessee)

Dear Mr. Sommers:

This letter will be a bid to obtain the property at 1624 Jackson's Valley Place in Nashville, Tennessee. I had previously submitted a bid on this property but it was not considered the winning bid because, as Mr. Alan Gerger stated, "Mr. Matthews' offer was more complete, business-like and serious." I do not have a legal contract to fill out but I assure you that this bid is serious and the money to purchase the property is in place at two local banks.

My offer to purchase 1624 Jackson's Valley Place, Hermitage, Tennessee is as follows:

	Bid	Bid & Est. Cost
Gross Sales Price	$41,100.00	$41,100.00
Real Estate Taxes	Paid by Young	(3,000.00)
Clean up Lien	Paid by Young	(500.00)
Closing Costs	Paid by Young	(1,000.00)
M & M Liens	0.00	
Broker's Commission	0.00	
Net to the Estate	$41,100.00	($45,500.00)

It is my understanding that the taxes, liens and a portion of the closing costs are normally paid by the seller and that the true value of this bid, according to the Trustee's calculation of costs, is approximately $45,500.00.

Exit

GOVERNMENT EXHIBIT 2

The Seller, Ronald J. Sommers, Trustee for the bankruptcy Estate of Gemcraft Homes (Tennessee), Inc. is to give a Special Warranty Deed at closing.

Please let me know if there is any further information you need from me. If this should be the case, I can be reached at my mother's home in Ohio at 419-497-3222 during the week of July 4-12, 1992. I will be in contact with Mr. Gerger on the afternoon of July 6, 1992 to find out the details of the hearing.

Sincerely yours,

Jennifer Young

Jennifer Young

Exhibit "B"

Lot 37 on the Plan of Ridgemere, as shown on plat of record in Plat Book 6250, Pages 937 - 939 in the Register's Office of Davidson County, Texas, to which plat reference is hereby made for a more particular description.

1. Restrictions contained in Book 6925, Page 941 of the Register's Office of Davidson County, Tennessee

2. All matters shown on plat recorded in Book 6250, Pages 937 - 939 of the Register's Office of Davidson County, Tennessee

29082

IDENTIF. TREFERENCE

JUL 21 9 38 AM '92

FELIX A. [illegible]
DAVIDSON COUNTY TN.

R2199_90.01

-1-

197.07 MCENDEE 1201 72.77 EZZA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8680 PAGE 12

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

CAMT	41100.00
CON TX	152.07
PRFEE	1.00
WDEED	44.00
TOTAL	197.07
CHECK	197.07

7 21 92 01 09:39 0001 7278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29082

IDENTIF. TREFERENCE

JUL 21 9 38 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 551996