94-6-28

BOOK 9383 PAGE 490

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,404.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOM FUQUA, JR. D/B/A	Mr. Tom Fuqua, Jr.	MAP 116-03
THE PROPERTY (NAME) MANAGEMENT CO	(NAME)	
3911 Trimble Road	3911 Trimble Road	PARCEL 69
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	FB #7DA-9490
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, EDRA L. MAXCY, JR., A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOM FUQUA, JR. D/B/A AND THE PROPERTY MANAGEMENT COMPANY

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 the northerly 50 feet of Lot No. 15 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 15 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 209 feet on the North line and 202 feet, more or less, on the South line, to the westerly line of a 10 foot reserved strip and shows 50 feet, more or less, on said strip.

BEING the same property conveyed to Edra L. Maxcy, Jr., and wife, Preboline S. Maxcy, by Deed from Joseph P. Tracewell and wife, Hattie C. Tracewell and Herman A. Cavender and wife, Elizabeth H. Cavender, of record in Book 4332, Page 264, Register's Office for Davidson County, Tennessee. The said Preboline S. Maxcy having since died, and Edra L. Maxcy, Jr., has since remarried.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

Heather E. Maxcy, spouse of the above named Edra L. Maxcy, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This conveyance is subject to the approval of the U.S. Bankruptcy Court for the Middle District of Tennessee in RE: Edra L. Maxcy, Jr., Debtor, Case #92-05788-GP3-13, as attached hereto as EXHIBIT "A".

unimproved ( )
This is improved (X) property, known as 142 Kenner Avenue, Nashville, TN 37205
(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 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 hand s this 17th day of June 19 94

Edra L Maxcy Jr
EDRA L. MAXCY, JR.

Heather E Maxcy
HEATHER E. MAXCY

K 9383

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 9383 PAGE 491

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDRA L. MAXCY, JR., AND WIFE, HEATHER E. MAXCY

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 17th day of June, 19 94.

Commission expires 9/16/95

Notary Public

STATE OF TENNESSEE
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes 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 the _____ day of _____ 19_____.

My commission expires _____

Notary Public

62916

IDENTIF. A REFERENCE

91 JUN 21 AM 8:37

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8110 06/21 0101 03CHECK 374.58

DCTN01W

EXHIBIT "A"

RECEIVED FOR ENTRY
JUN 17 1994
BY V. GREEN
DEPUTY CLERK

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

IN RE: EDRA L. MAXCY, JR.
DEBTOR(S)

CASE NO. 92-05788-GP3-13

BOOK 9389 PAGE 492

ORDER GRANTING MOTION TO RELEASE AND SALE REAL ESTATE

Upon consideration of the Motion to Release and Sale Real Estate with Notice Thereof filed herein on May 5, 1994; and with the 20 days having passed within to file an objection; it is ORDERED, ADJUDGED AND DECREED that said motion shall be granted.

Entered this the ____ day of _____, 19__.

JUN 06 1994

JUDGE PAINE

APPROVED FOR ENTRY:

WILLIAM BRYAN ROEHRIG, III
Attorney at Law #11657
115 Public Square
Gallatin, TN 37066
(615) 256-0999

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been mailed to the U.S. Trustee, 318 Customs House, 701 Broadway, Nashville, TN 37203, to the Chapter 13 Trustee, PO Box 190664, Nashville, TN 37219, and to all filing creditors on this the 27th day of May, 1994.

WILLIAM BRYAN ROEHRIG, III

CERTIFICATE OF MAILING
The undersigned deputy clerk hereby certifies that a copy of the document on which this stamp appears was mailed this date to all parties as indicated on routing sheets as received by the Bankruptcy Court.
JUN 7 1994
By ... Deputy Clerk

18

Docket for Case No. 92-05788-GP3-13

MAXCY, EDRA LEE, JR. (printed 06/07/94 at 12:35)

Date	No.	Entry
08/06/92	13	AMENDED ORDER TO PAY TRUSTEE TO TVA TO DEDUCT $546.00 MONTHLY. (H) Re: Item # 12. (4 copies) [MP] EOD 08/06/92
08/24/92	14	APPLICATION FOR NEW PAYROLL DEDUCTION ORDER PREVIOUSLY ISSUED 8/6/92 [AN] EOD 08/26/92
12/01/92	15	MOTION TO ALLOW CLAIMS. [AN] EOD 12/02/92
12/02/92	16	ORDER ALLOWING CLAIMS. Re: Item # 15. (3 copies) [AN] EOD 12/02/92
05/05/94	17	Notice of Proposed Action ON MOTION TO RELEASE AND SALE REAL ESTATE [NA] EOD 05/09/94

DOCKET END

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

IN RE: EDRA L. MAXCY, JR.	)	
	)	
Debtor(s)	)	CASE NO. 92-05788-GP3-13
	)	
	)	

MOTION WITH NOTICE THEREOF TO RELEASE AND SALE REAL ESTATE

Comes now the Debtor(s), by and through counsel to propose the release and sale of real estate with the following:

1. That the debtor(s) filed for relief under 11 U S.C. Chapter 13 on July 2, 1992. That his schedules listed as an asset a rental home at 142 Kenner Avenue, Nashville, TN 37216 with the security interest in the real property being held by First Tennessee Bank, with a payoff of approximately $81.500.00.

2. That the debtor(s) Chapter 13 Plan was confirmed on August 6, 1992 at a 100% Plan, which provided for Direct payment to First Tennessee Bank with a 1st Mortgage and 2nd Mortgage.

3. That the property had a estimated fair market value of $85,000.00.

4. That debtors have obtained a buyer for said property, who is willing to pay greater than the fair market value at $91,500.00 for the real property, such amount being sufficient to pay off the Mortgage, leaving $10,000.00 to Sellers, Debtor and non filing Wife. Debtor will dedicate his 1/2 interest $5,000.00 to the Chapter 13 Plan. Debtors non filing Wife shall receive her Tenants by Entirety (1/2 interest) of $5,000.00.

5. An Amended Budget is attached.

6. That debtors' Chapter 13 Plan shall remain as confirmed. This does not affect the unsecured creditors and they shall be paid at 100% as confirmed.

NOTICE IS HEREBY GIVEN that counsel for debtor(s) will submit an order granting the relief requested unless a party in interest files a timely written objection within twenty (20) days of the filing of this Notice of Proposed Action and serves a copy of same on debtor(s)' counsel, the Chapter 13 Trustee, and the U.S. Trustee.

WHEREFORE, premises considered, the debtor(s) move this Honorable Court to declare the release and sale of real estate.

Respectfully submitted this the 4th day of May, 1994

William Bryan Roehrig, III

WILLIAM BRYAN ROEHRIG, III
Attorney at Law #11651
115 Public Square
Gallatin, TN 37066

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been mailed to the Office of the U.S. Trustee, 318 Customs House, 701 Broadway, Nashville, TN 37203 and to the Chapter 13 Trustee, P.O. Box 190644, Nashville, TN 37219 and to all filing creditors on this the 4th day of May, 1994.

William Bryan Roehrig III

WILLIAM BRYAN ROEHRIG, III

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

IN RE:

EDRA L. MAXCY, JR.
Debtor

CASE NO. 92-057880GP3-13

AMENDED MONTHLY FAMILY BUDGET

EXPENSES			Old	New
Rent/Mortgage Payment			979.00	979.00
Utilities:				
Elec.	100.00	100.00		
Water	50.00	50.00		
Heat				
Tele.	50.00	50.00		
Trash				
Cable	20.00	20.00		
TOTAL UTILITIES:			220.00	220.00
Food			300.00	300.00
Clothing			100.00	100.00
Laundry & Dry Cleaning			30.00	30.00
Newspapers, Books, Etc.			10.00	10.00
Medical & Dental Exp.			20.00	20.00
Transportation			100.00	100.00
Insurance (not deducted from wages)				
Auto				
Life	169.00	169.00	medi plus	
Home	463.00	463.00	67 years farm bureau	
Renters				
health Other	50.00	50.00	all state	
TOTAL INSURANCE				
1040 IRS TAX PROP SALE Taxes (Not Deducted from wages)			00.00	250.00
wifes bills			150.00	150.00
Child Support				
rental property			~~1035.80~~	~~00.00 home sold~~
rental prop lowered literest			776.00	776.00
Other Monthly Expenses (Explain)				
Home Maintenance				
TOTAL MONTHLY EXPENSES			4402.80	3617.00

INCOME	Old	New
Debtor's Net Pay:	00.00	00.00
Spouse's Net Pay:	00.00	00.00
Regular Other Income: TVA RETIREMENT	1900.00	1900.00
Support/Alimony: AIR FORCE RETIREMENT	835.00	835.00
Pension/SS/VA:	753.00	753.00
Misc. Income: rental	1466.00	700.00
TOTAL INCOME:	4954.00	4188.00
Total Expenses:	4402.80	3617.00
Plan Payment:	546.00	546.00
TOTAL EXPENSES PLUS PLAN PAYMENT:	4948.80	4163.00
Difference:	+5.20	+25.00

DEPENDANTS:

Edra. Maxcy
DEBTOR

DEBTOR

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 9383 PAGE 497

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - 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
			CAMT	93404.28
			CON TX	345.58
			PRFEE	1.00
			MDEED	28.00
			TOTAL	374.58
			CHECK	374.58
06/21/94	01		08:38 0001	8110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62916 IDENTIF. ↑ REFERENCE

94 JUN 21 AM 8:3

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 804832