73357

IDENTIFICATION REFERENCE

File in Box No. 19 B

94-7-15

NAME AND ADDRESS NEW OWNER:
DARREN L. WALKER, ETUX
732 Wildview Drive
Nashville, TN 37211

94 JUL 21 AM 11:18

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

SEND TAX BILLS TO: *

MAP # 119-16 PARCEL # 38

* Norwest Mortgage, Inc.
P.O. Box 5137
Des Moines, IA 50306-5137

THIS INSTRUMENT WAS PREPARED BY:
William Lamar Newport
Suite 100, 303 Church Street
Nashville, TN 37201

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

BOOK 9413 PAGE 852

IN RE:	)	
	)	
JOSE' GARCIA, aka JOSEPH GARCIA, and ELIZABETH GARCIA, aka ELSIE GARCIA,	)	Bk. No. 94-00324-KL3-7
	)	
	)	
Debtors.	)	

BANKRUPTCY TRUSTEE'S DEED

In consideration of the payment of $39,900.00, receipt of which is hereby acknowledged, the undersigned in his capacity as Trustee in Bankruptcy hereby sells, transfers and conveys unto Darren L. Walker and Melinda L. Walker, their successors and assigns, to have and to hold forever, that certain parcel of real estate in Davidson County, Tennessee, and more specifically described as attached in Exhibit A, subject to the qualifications set forth in the last paragraph of this Deed.

Said real estate is the property of the bankruptcy estate of Jose' Garcia , aka Joseph Garcia, and Elizabeth Garcia, aka Elsie Garcia, Debtors, Bankruptcy Number 94-00324-KL3-7, United States Bankruptcy Court for the Middle District of Tennessee. The undersigned is the duly appointed trustee for said bankruptcy estate, and has the right and duty under Title 11, United States

Code, to make this conveyance. This conveyance is made pursuant to 11 U.S.C. Section 363 and is free and clear of the liens of all parties receiving notice of this proposed sale. The undersigned makes this conveyance in his capacity as trustee in bankruptcy as aforesaid and in no other capacity.

William Lamar Newport, Trustee

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of Battlewood, Section 2, of record in Plat Book 1835, Pages 95 and 96, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joseph Garcia and wife, Elsie E. Garcia, by Deed from Rachel L. Daugherty, a widow, of record in Book 5226, Page 897, Register's Office for Davidson County, Tennessee, the said Joseph Garcia and wife, Elsie E. Garcia having been declared bankrupt, in the United States Bankruptcy Court for the Middle District of Tennessee Bk. No. 94-00324-KL3-7, and William Lemar Newport as Trustee of the bankrupt estate being authorized to sell and convey the subject property by Trustee notice of proposed sale of property attached hereto.

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 prorated and assumed by the Grantee(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lamar Newport, Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15TH. day of July, 1994.

Notary Public

My Commission expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39900.00.

Betty L. Buckner

Sworn to and subscribed before me this 15TH. day of July, 1994.

Notary Public

My Commission Expires:

9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE COUNTY, TENN.

58834

IDENTIF. REFERENCE MAILED

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

FILED

1994 JAN 20 PM 3:33

IN RE:
JOSE' GARCIA
aka Joseph Garcia
ELIZABETH GARCIA
aka Elsie Garcia

-94 JUN -8 AM 9:17
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9372 PAGE 289

DEBTORS.

BK. NO. 94-00324-KL3-7

CHAPTER 7 06/08 0101 03CHECK 12.00

JUDGE LUNDIN

BOOK 9413 PAGE 856

NOTICE OF APPOINTMENT OF INTERIM TRUSTEE AND FIXING OF BOND

Pursuant to 11 U.S.C. § 701, William Lamar Newport is appointed Interim Trustee in the above-referenced matter and is hereby designated to preside at the meeting of creditors. Pursuant to FRBP 2008, the Trustee will be deemed to have accepted this appointment unless it is rejected within five days of receipt of this notice. The Trustee's required bond is included under the approved existing general blanket bond. The United States Trustee shall be notified immediately in the event liquid assets exceed $250,000.

Unless creditors at the first meeting of creditors held pursuant to 11 U.S.C. § 341(a) elect another trustee, the Interim Trustee appointed herein shall serve as Trustee without further appointment or qualification under the same bond.

Dated: JAN 20 1994

E. FRANKLIN CHILDRESS, JR.
U. S. TRUSTEE, REGION VIII

Attest:
A True Copy
Certified this 6-7-94
U. S. Bankruptcy Court
By _____ Deputy Clerk

Beth Roberts Derrick
Beth Roberts Derrick
Assistant U.S. Trustee
701 Broadway, Suite 318
Nashville, TN 37203
(615)736-2254

xc: Interim trustee

5

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

FILED
'94 MAR 25 PM 3:42
U.S. BANKRUPTCY

IN RE:	)	
	)	
JOSE' GARCIA &	)	Bk. No. 94-00324-KL3-7
ELIZABETH GARCIA,	)	
	)	
Debtors.	)	

BOOK 9413 PAGE 857

TRUSTEE'S NOTICE OF PROPOSED SALE OF PROPERTY

Unless an objection and application for hearing is filed with the United States Bankruptcy Court, Customs House, 701 Broadway, Nashville, Tennessee 37203, and a copy served on the Trustee and the U. S. Trustee within twenty (20) days after the date of this notice, the Trustee shall sell the following property of the estate in the manner and on the terms indicated:

DESCRIPTION OF PROPERTY: Residence at 732 Wildview Drive, Nashville, TN 37211.

TYPE OF SALE: Private sale to Darren L. & Melinda L. Walker. Purchaser is not an insider.

DATE AND TIME: On or after 20 days from the date hereof.

TERMS: $39,900 cash.

PROPERTY IS TO BE SOLD AS IS, WHERE IS, AND FREE AND CLEAR OF ANY LIENS. ANY VALID AND PROPER LIENS WILL ATTACH TO THE PROCEEDS OF THE SALE. TRUSTEE WILL CONVEY BY VALID BANKRUPTCY TRUSTEE'S DEED, OR APPROPRIATE INSTRUMENT, SUCH RIGHT, TITLE AND INTEREST THAT TRUSTEE HAS THE RIGHT TO CONVEY. PROCEEDS OF THE SALE WILL BE SUBJECT TO AUCTIONEER'S AND/OR REAL ESTATE AGENT'S FEES AND EXPENSES, IF ANY, AND OTHER ALLOWED CLAIMS. TRUSTEE PROPOSES TO PAY EXEMPTIONS AND LIENHOLDERS AS FOLLOWS:

FIRST LIENHOLDER: Fleet Real Estate Funding Corp. in the amount of the allowed secured claim at the time of closing (approximately $16,241.94).

SECOND LIENHOLDER: American General Finance, Inc. in the amount of the allowed secured claim at the time of the closing (approximately $718.07).

HOMESTEAD EXEMPTIONS TO DEBTORS: $7,500.

William Lamar Newport
Suite 100, 303 Church Street
Nashville, TN 37201
(615) 726-1766

17

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Notice has been mailed to Debtor, Debtor's attorney, the U. S. Trustee and all creditors and parties requesting notice this 24th day of March, 1994.

William Lamar Newport

Printed 04/26/94

394-00324

GARCIA, JOSE'
GARCIA, ELIZABETH
732 WILDVIEW DR
NASHVILLE TN 37211-272932

SMITH, THOMAS R.
100 THOMPSON LN
NASHVILLE TN 37211-246100

NEWPORT, WM. LAMAR
303 CHURCH ST STE 100
NASHVILLE TN 37201-171503

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ALERT CENTER
PO BOX 660338
DALLAS TX 75266-033838

AMERICAN GENERAL FINANCE
4343 LEBANON RD # 101
HERMITAGE TN 37076-122143

BELL SOUTH MOBILITY
15 CENTURY BLVD
NASHVILLE TN 37214-369215

DISCOVER CARD
PO BOX 105430
ATLANTA GA 30348-463030

FIRST AMERICAN BANK
LEGAL DIV 7TH FL
300 UNION ST
NASHVILLE TN 37237-000100

FIRST DEPOSIT BANK
PO BOX 9554
MANCHESTER NH 03108-955454

FLEET REAL ESTATE FUNDING
PO BOX 100537
FLORENCE SC 29501-053737

JC PENNEY
ATTN: BAD DEBT
87 ANNEX
ATLANTA GA 30387

MARINE MIDLAND BANK
PO BOX 1257
BUFFALO NY 14240-125757

SEARS CREDIT CENTRAL
ATTN: PEGGY GIBSON
7023 ALBERT PICK RD
GREENSBORO NC 27409-950023

TEXACO
PO BOX 260001
DALLAS TX 75326-099901

JUL 15 1994
M. MOORE
By_____

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

BOOK 9413 PAGE 860

IN RE:

JOSE' GARCIA and
ELIZABETH GARCIA,

Debtors,

FLEET REAL ESTATE FUNDING CORP.,

Movant,

vs.

JOSE' GARCIA,
ELIZABETH GARCIA and
WILLIAM LAMAR NEWPORT, TRUSTEE,

Respondents.

Case No. 394-00324-KL3
Chapter 7
Judge Lundin

ORDER

It appearing to the Court, as evidenced by the signature of counsel for the Movant, Fleet Real Estate Funding Corporation, below, that the Motion for Relief from the Stay and for Abandonment of Property by Trustee should be withdrawn without prejudice since the Movant's secured property is being sold by the Chapter 7 Trustee and the closing is imminent. It is, therefore,

ORDERED, ADJUDGED AND DECREED that the Motion for Relief from Stay and for Abandonment of Property by Trustee is withdrawn without prejudice.

ENTERED this 14th day of July, 1994.

Keith M. Lundin
U.S. Bankruptcy Judge

Re 19

21

APPROVED FOR ENTRY:

TATUM & JONES, ATTORNEYS

BOOK 9413 PAGE 861

J. Phillip Jones
Attorney for Fleet Real Estate Funding Corporation
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing has been mailed, postage prepaid, to Patrick McGuffey, Attorney for Trustee, Suite 101, 303 Church Street, Nashville, Tennessee 37201, Peter Weiss, Closing Attorney, Suite 102, Brentwood Executive Center, 761 Old Hickory Blvd., Brentwood, Tennessee, 37027, Thomas R. Smith, Attorney for Debtors, 100 Thompson Lane, Nashville, Tennessee, 37211, to William Lamar Newport, Chapter 7 Trustee, Suite 100, 300 Church Street, Nashville, Tennessee, 37201, and to Jose' & Elizabeth Garcia, 732 Wildview Drive, Nashville, Tennessee, 37211, on this 15th day of July, 1994.

J. Phillip Jones

cc: U.S. Trustee

9395 07/21 0101 03CHECK 192.63

Docket for Case No. 94-00324-KL3-7

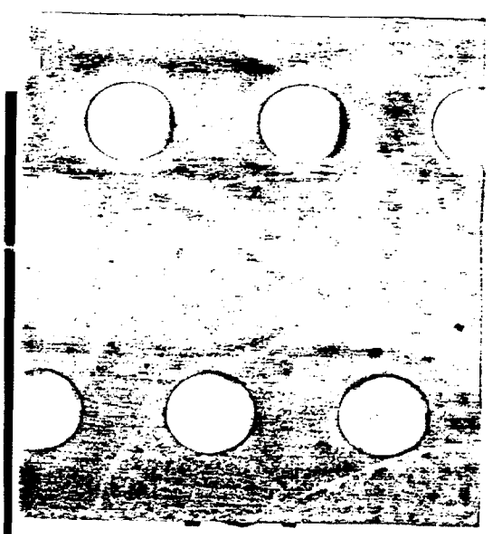
GARCIA, JOSE' (printed 07/18/94 at 13:42)

Date	No.	Entry
01/14/94	1	VOLUNTARY Petition Under Chapter 7 [GH] EOD 01/19/94
01/14/94	2	SCHEDULES and Statement of Affairs [GH] EOD 01/19/94
01/14/94	3	ATTORNEY Statement Of Compensation [GH] EOD 01/19/94
01/14/94	4	DEBTOR'S STATEMENT OF INTENT [GH] EOD 01/19/94
01/20/94	5	NOTICE OF APPOINTMENT OF TRUSTEE, NEWPORT [DH] EOD 01/20/94
01/21/94	6	NOTICE Of 341 Meeting on 02/14/94 at 1:00 p.m. at Room 100 Customs House 701 Broadway Nashville, TN. 37203 (14 copies) [RH] EOD 01/24/94
01/21/94	7	Last day to file objections to discharge is due on 04/15/94 [RH] EOD 01/24/94
01/21/94	8	COPY CHARGE, INCLUDING SEARCH FEE, FOR LIST OF CREDITORS IS $18.50 [RH] EOD 01/24/94
02/17/94	9	REAFFIRMATION Agreement w/American Gen Finance, Inc w/Decl of Atty [LG] EOD 02/18/94
02/18/94	10	REAFFIRMATION Agreement w/First American Natl Bank w/Decl of Atty [LG] EOD 02/22/94
02/24/94	11	APPLICATION TO EMPLOY & Compensate Real Estate Agent Paul R. Pate, dba Pate Real Estate Co [LG] EOD 02/25/94 [Disposed]
02/25/94	12	APPLICATION To Employ An Accountant Larry Williams, CPA [LG] EOD 02/28/94 [Disposed]
03/01/94	13	ORDER APPROVING EMPLOYMENT & Compensation of Real Estate Agent (Paul R Pate/Pate Real Estate Co) Re: Item # 11. (5 copies) [DH] EOD 03/01/94
03/03/94	14	ORDER Approving Employment Of Accountant (Larry Williams) Re: Item # 12. (5 copies) [DH] EOD 03/03/94
03/04/94	15	NOTICE of Amendment (Schedules C-F, Summary of Schedules, & Dbtr's Statement of Intention) [RH] EOD 03/07/94
03/04/94	16	NOTICE of Rescission of Reaffirmation Agreement w/American Gen Finance Re: Item # 9. [LG] EOD 03/07/94
03/25/94	17	NOTICE OF PROPOSED SALE OF PROPERTY BY TRST [LG] EOD 03/29/94
04/26/94	18	**DISCHARGE Of Debtor (14 copies) [MA] EOD 04/26/94**
06/28/94	19	Motion for Relief from Stay filed by Fleet Real Estate Funding Corp (real prop at 732 Wildview Dr, Nashville, TN) [RH] EOD 06/29/94
06/30/94	20	PRETRIAL ORDER: Terms & Guidelines; TRIAL SET on 07/19/94 at 8:30 a.m. at Courtroom 1, Customs House, 701 Broadway Nashville, TN 37203 Re: Item # 19. (5 copies) [MM] EOD 06/30/94
07/15/94	21	ORDER WITHDRAWING MO FOR RELIEF FROM STAY F/B FLEET REAL ESTATE FUNDING CORP WITHOUT PREJUDICE Re: Item # 19. (2 copies) [MM] EOD 07/15/94

DOCKET END

RECORDER'S MEMO
LEGIBILITY OF WRITING, PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 9413 PAGE 863

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 39900.00
				CON TX 147.63
				PRFEE 1.00
				WDEED 44.00
				TOTAL 192.63
				CHECK 192.63
07/21/94	01			11:18 0001 9385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73357
IDENTIFICATION REFERENCE

94 JUL 21 AM 11:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 815961