23690

IDENTIF. & REFERENCE

This Instrument Prepared By:

Susan R. Limor
Attorney at Law
Suite 2727, Stouffer Tower
611 Commerce Street
Nashville, TN 37203
(615-742-1304

Return recorded original to:

John T. Cook - Box 14-A
Attorney at Law
2927 Berry Hill Drive
Nashville, TN 37204
(615) 385-5502

95 JAN -9 AM 9:09

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9566 PG 704

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Thomas Langley Bass, III 4804 E. Longdale Drive Nashville, TN. 37211	First American National Bank First American Center Nashville, TN 37237	147-1-259.00

THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:

BYRON LEE YOUNG, SR., and, JANET IRENE YOUNG,

DEBTORS.

CASE NO. **91-10210-GP3-7**
CHAPTER **7**
JUDGE **PAINE**

BANKRUPTCY TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **SUSAN R. LIMOR, TRUSTEE IN BANKRUPTCY**, for **BYRON LEE YOUNG, SR., and JANET IRENE YOUNG,** Case Number **91-10210-GP3-7,** do hereby bargain, sell, transfer and convey to **THOMAS C. BASS, III, AND WIFE, DIANA C. BASS,** all of my right, title and interest in and to the following-described property located in ***Davidson*** County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 181, on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, Page 58, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Evelyn Zwanzig and Byron L. Young, Sr., and wife, Janet I. Young, by deed from Betty A. Welch, of record in Book 7084, page 911, and re-recorded in Book 7142, page 162, Register's Office for Davidson County, Tennessee. The said Evelyn Zwanzig having since deceased, her interest vested in Janet I. Young as her sole heir at law. **SAID conveyance is subject to restrictive covenants contained in an instrument recorded in Book 2997, page 93, said Register's Office. Said conveyance is further subject to any and all existing easements, set-back lines and any and all other restrictive covenants of record in said Register's Office.**

See also the attached Exhibit A consisting of eight (8) pages.

This is improved property known as 4804 E. Longdale Drive, Nashville, Davidson County, Tennessee, 37211.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements,

fixtures, estate, title, and interest thereto belonging to the said **THOMAS C. BASS, III, AND WIFE, DIANA C. BASS**, their successors and assigns forever. Grantor conveys said property **free and clear of all liens with any valid lien attaching to the sale proceeds, pursuant to Trustee's Notice of Proposed Sale of Property, sent to all creditors and parties in interest on November 21, 1994**, and no timely objections thereto having been made.

Whenever 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 my hand this 6th day of January, 1995.

Grantor:

Susan R. Limor, Trustee

SUSAN R. LIMOR, TRUSTEE

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Susan R. Limor, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at **Nashville, Tennessee**, this 6th day of January, 1995.

Mitzi A. Urquhart
Notary Public

My Commission Expires: 03/21/98

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is

$99,500.00.

Diana B. Bass
Affiant

Subscribed and sworn to before me this 6th day of January, 1995.

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 7/26/97

0166 01/09 0101 03CHECK 409.15

Exhibit A, Page 1

U.S. Bankruptcy Court for the Middle District of Tennessee
207 Customs House 701 Broadway Nashville, TN. 37203

In Re a Petition for Relief under chapter 7 of Title 11, U.S. Code, filed by or against the below-named Debtor(s) on June 30, 1994:

DEBTOR: **BYRON LEE YOUNG,** SS# [redacted] of 4804 E. LONGDALE DR, NASHVILLE, TN 37211 , SSAN: [redacted]6210

JT. DEBTOR: **JANET IRENE YOUNG,** SSAN: [redacted]2084

* Case originally filed under chapter 13 CASE NO. **91-10210-GP3-7**

BOOK 9566 PG 706

NOTICE OF APPOINTMENT OF INTERIM TRUSTEE AND FIXING OF BOND

Pursuant to 11 U.S.C. Sec. 701, SUSAN R. LIMOR is appointed Interim Trustee in the above-referenced matter and is hereby designated to preside at the meeting of creditors. Pursuant to Bankruptcy Rule 2008, the Trustee will be deemed to have accepted this appointment unless it is rejected within five (5) 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 $550,000.

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

Dated: JUL 6 1994

E. FRANKLIN CHILDRESS, JR.
UNITED STATES TRUSTEE, REGION 8
318 CUSTOMS HOUSE, 701 BROADWAY
NASHVILLE, TENNESSEE 37203
615-736-2254

FILED
94 JUL -6 AM 10: 02
U.S. BANKRUPTCY COURT
MIDDLE DISTRICT OF TN.

UNITED STATES BANKRUPTCY COURT ★ SEAL

Attest:
A True Copy
Certified this 1-6-95
U. S. Bankruptcy Court
By _____
Deputy Clerk

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Conversion 391-10210 Exhibit A, Page 2

UNITED STATES BANKRUPTCY COURT
for the
MIDDLE DISTRICT OF TENNESSEE

VOLUNTARY PETITION

In RE (Name of debtor – If individual, enter: Last, First, Middle)	*Name of Joint Debtor (Spouse) (Last, First, Middle)*
Young, Byron, L.Sr.	Young, Janet Irene BOOK 9566 PG 707
All Other Names used by the debtor in the last 6 years (Include married, maiden and trade names)	*All Other Names used by the joint debtor in the last 6 years (Include married, maiden and trade names)*
Soc. Sec. No./Tax I.D. No. (If more than one, state all) [redacted]-6210	*Soc. Sec. No./Tax I.D. No. (If more than one, state all)* [redacted]-2084
Street Address of Debtor (No and street, city, state, and zip code) 4804 E.Longdale Drive Nashville,TN. 37211-4414	*Street Address of Joint Debtor (No. and street, city, state, and zip code)* Same
Co. of Residence or Principal Place of Business Davidson	*Co. of Residence or Principal Place of Business*
Mailing Address of Debtor (If different from street address)	*Mailing Address of Joint Debtor (If different from street address)*
Location of Principal Assets of Business Debtor (If different from addresses listed above)	**Venue (Check one box)** ☒ *Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.* ☐ *There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District*

INFORMATION REGARDING DEBTOR (Check applicable boxes)

TYPE OF DEBTOR
- ☐ *Individual*
- ☒ *Joint (Husband & Wife)*
- ☐ *Partnership*
- ☐ *Corporation Publicly Held*
- ☐ *Corporation Not Publicly Held*
- ☐ *Municipality*
- ☐ *Other:* _____

NATURE OF DEBT
- ☒ *Non-Business/Consumer*
- ☐ *Business – Complete A & B below*

A. TYPE OF BUSINESS (Check one box)
- ☐ *Farming*
- ☐ *Railroad*
- ☐ *Mining*
- ☐ *Construction*
- ☐ *Professional*
- ☐ *Transportation*
- ☐ *Stockbroker*
- ☐ *Real Estate*
- ☐ *Retail/Wholesale*
- ☐ *Manufacturing*
- ☐ *Commodity Broker*
- ☐ *Other Business*

B. BRIEFLY DESCRIBE NATURE OF BUSINESS

CHAPTER OR SECTION OF BANKRUPTCY CODE UNDER WHICH THE PETITION IS FILED (Check one box)
- ☒ *Chapter 7*
- ☐ *Chapter 9*
- ☐ *Chapter 11*
- ☐ *Chapter 12*
- ☐ *Chapter 13*
- ☐ *Sec. 304—Case Ancillary to Foreign Proceeding*

FILING FEE (Check one box)
- ☐ *Filing fee attached* PAID IN CH.13
- ☐ *Filing fee to be paid in installements. (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b): see Official Form No. 3*

Name and Address of Law Firm or Attorney
LAW OFFICE OF PERRY R.HAPPELL & ASSOC.P.C.
1808 West End Avenue,Suite 820 ,Nashville,TN. 37203-2516

Telephone No. 327-1988

Name(s) of Attorney(s) designated to represent the debtor (print or type names)
PERRY R.HAPPELL

☐ *Debtor is not represented by an attorney*

STATISTICAL/ADMINISTRATIVE INFORMATION (28 U.S.C. § 604)
(Estimates only) (Check applicable boxes)

☐ *Debtor estimates that funds will be available for distribution to unsecured creditors.*

☒ *Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.*

Estimated Number of Creditors					
1-15	*16-49*	*50-99*	*100-199*	*200-999*	*1000-over*
☐	☒	☐	☐	☐	☐

Estimated Assets (In thousands of dollars)						
Under 50	*50-99*	*100-499*	*500-999*	*1,000-9,999*	*10,000-99,999*	*100,000-over*
☐	☒	☐	☐	☐	☐	☐

Estimated Liabilities (In thousands of dollars)						
Under 50	*50-99*	*100-499*	*500-999*	*1,000-9,999*	*10,000-99,999*	*100,000-over*
☐	☒	☐	☐	☐	☐	☐

Est. No. of Employees – Ch. 11 & 12 only				
0	*1-19*	*20-99*	*100-499*	*500-over*
☐	☐	☐	☐	☐

Est. No. of Equity Security Holders – Ch. 11 & 12 only				
0	*1-19*	*20-99*	*100-499*	*500-over*
☐	☐	☐	☐	☐

THIS SPACE FOR COURT USE ONLY
Certified this 1-6-95
U. S. Bankruptcy Court
By R Wylie Deputy Clerk

FILED
1995 JUL 20 PM 5:02
U.S. BANKRUPTCY COURT
MIDDLE DISTRICT OF TN.

*Printed and sold by Brennan Prtg. Co., 613 N. 6th St., Kansas City, KS 66101, Call 913-342-6585 · TOLL FREE 800-255-4848 · or FAX 913-321-3905

[redacted] [redacted]

Exhibit A, Page 3

Name of Debtor Byron & Janet Young

Case No. _____ (Court use only)

FILING OF PLAN

For Chapter 9, 11, 12 and 13 cases only. Check appropriate box.

☐ *A copy of debtor's proposed plan dated _____ is attached.*

☐ *Debtor intends to file a plan within the time allowed by statute, rule, or order of the court.*

BOOK 9566 PG 708

PRIOR BANKRUPTCY CASE FILED WITHIN LAST 6 YEARS (If more than one, attach additional sheet)

Location Where Filed	*Case Number*	*Date Filed*
Middle Dist. of TN.	382-00976	1982

PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, CHILD, PARENT, SIBLING, PARTNER, OR AFFILIATE OF THIS DEBTOR (If more than one, attach additional sheet).

Name of Debtor	*Case Number*	*Date*

Relationship	*District*	*Judge*

REQUEST FOR RELIEF

☐ *Debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.*

SIGNATURES

ATTORNEY

x Larry R Haynes — 7-19-94

Signature — Date

INDIVIDUAL/JOINT DEBTOR(S)

I declare under penalty that the information provided in this petition is true and correct.

x Byron Young

Signature of Debtor

7-19-94

Date

x Janet L Young

Signature of Joint Debtor

7-19-94

Date

CORPORATE OR PARTNERSHIP DEBTOR

I declare under penalty of perjury that the information provided in this petition is true and correct, and that the filing of this petition on behalf of the petitioner has been authorized.

x

Signature of Authorized Individual

Print or Type Name of Authorized Individual

Title of Individual Authorized by Debtor to File this Petition

Date

EXHIBIT "A" (To be completed if debtor is a corporation requesting relief under chapter 11.)

☐ *Exhibit "A" is attached and made part of this petition.*

TO BE COMPLETED BY INDIVIDUAL CHAPTER 7 DEBTOR WITH PRIMARILY CONSUMER DEBTS (See P.L. 98-353 § 322)

I am aware that I may proceed under chapter 7, 11, or 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7 of such title.

If I am represented by an attorney, exhibit "B" has been completed.

x Byron Young — 7-19-94

Signature of Debtor — Date

x Janet L Young — 7-19-94

Signature of Joint Debtor — Date

EXHIBIT "B" (To be completed by attorney for individual chapter 7 debtor(s) with primarily consumer debts.)

I, the attorney for the debtor(s) named in the foregoing petition, declare that I have informed the debtor(s) that (he, she, or they) may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

x Larry R Haynes — 7-19-94

Signature of Attorney — Date

Printed and sold by Brennan Prtg. Co., 513 N. 6th St., Kansas City, KS 66101. Call 913-342-4565 · TOLL FREE 800-255-4648 · or FAX 913-321-

Exhibit A, Page 4

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

FILED
1994 NOV 21 PM 1:05
U.S. BANKRUPTCY COURT
MIDDLE DISTRICT OF TN.

IN RE:	)	
	)	
BYRON LEE YOUNG, SR., and,	)	CASE NO. **91-10210-GP3-7**
JANET IRENE YOUNG,	)	CHAPTER **7**
	)	JUDGE **PAINE**
	)	
	)	BOOK 9566 PG 709
DEBTORS.	)	

TRUSTEE'S NOTICE OF PROPOSED SALE OF PROPERTY

Notice is hereby given that the Trustee proposes to sell the following property of the estate in the manner or on the terms indicated below, free and clear of liens. Any party objecting to said sale must do so in writing within 20 days of the date of this Notice, file the written objection with the U.S. Bankruptcy Court Clerk, First Floor, Customs House, 701 Broadway, Nashville, Tennessee 37203, and serve a copy upon the Trustee and the U.S. Trustee. A hearing on any objections will be set by the Bankruptcy Court. In the absence of timely objection, the Trustee shall proceed to sell the property as proposed.

DESCRIPTION OF PROPERTY:

All the Trustee's right, title and interest in and to the Debtors' real property located at 4804 East Longdale Drive, Nashville, Davidson County, Tennessee.

TYPE OF SALE:

Private sale to Thomas Langley Bass, III, and wife, Diana C. Bass, not insiders of the Debtors.

TERMS OF SALE:

$99,500.00, cash. The closing will take place on or before December 31, 1994. This sale is subject to the terms and conditions of a Contract For Sale of Real Estate, dated November 9, 1994, attached hereto and incorporated herein by reference as if set out here *verbatim*.

UNITED STATES BANKRUPTCY COURT

Attest:
A True Copy
Certified this 1-6-95
U. S. Bankruptcy Court
By _____ Deputy Clerk

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Exhibit A, Page 5

The Trustee proposes to sell said property as is, where is, and free and clear of any and all liens. Any valid and proper lien will attach to the proceeds of the sale. Trustee will convey by Trustee's Deed, or other appropriate instrument, the right, title, and interest that Trustee has the right to convey. Proceeds of the sale will be subject to realtor's fees and expenses, agent's fees and expenses, if any, and Trustee's fees and expenses, if any.

Trustee proposes to pay exemptions as follows: **$7,500.00 homestead exemption will be paid to the Debtors upon closing.**

The Trustee proposes to pay the following lienholders as follows:

MORTGAGE HOLDER:	**APPROX. PAYOFF:**
Nashville Post Office Credit Union	$49,177.57
The Money Store	$24,000.00
American General	$800.00
Total	$73,977.57

DATED this 21st day of November, 1994.

Susan R. Limor, Trustee
Suite 2727, The Tower
611 Commerce Street
Nashville, TN 37203
615-742-1304

CERTIFICATE OF SERVICE

I hereby certify that I have forwarded a true and exact copy of the foregoing document to the U.S. Trustee, 318 Customs House, 701 Broadway, Nashville, TN 37203; and all creditors and parties in interest, as shown on the mailing matrix which is attached to the original of this document and on file in the office of the Clerk of this Court, on this 21st day of November, 1994.

Susan R. Limor

C:\WPWIN60\FERGUSON\WPDOCS\SRL\ADAMS2.NOT

ADEX CORPORATION
2919 Berry Hill Drive • Nashville, TN 37204-3126 • Ph. (615) 297-7285 • Fax (615) 297-7688

AGENCY DISCLOSURE

SELLING AGENT: ADEX CORPORATION (Name of Company) (if not the same as Listing Agent) is the agent of (check one)

☐ the Seller exclusively and disclosure was made prior to the preparation of the offer to purchase.

☒ the Buyer exclusively and disclosure was made prior to acceptance of the offer.

(Buyer) 11-9-94 (Date) (Seller or Seller's Agent) 11-9-94 (Date)

CONTRACT FOR SALE OF REAL ESTATE

This Contract of Sale made this 9 day of NOVEMBER 1994 by and between SUSAN A. LINOR, Trustee, hereinafter called the Seller, and THOMAS LINDLEY BASS III AND DIANA C. BASS hereinafter called the Buyer; WITNESSETH: That the Buyer herewith deposits with TEAM REALTY as agent for the Seller the sum of $ 500.00 DOLLARS as earnest money to constitute part payment of purchase price. The Seller in consideration of the earnest money deposited, has this day sold and does hereby agree to convey by a good and valid warranty deed to said Buyer, or to such person he may in writing direct, the following real estate in DAVIDSON County, Tennessee to Wit: (Legal description to following with deed.)

4804 EAST LONGDALE DRIVE, NASHVILLE, TN 37211

PURCHASE PRICE $ 99,500.00 payable upon the following terms CASH PLUS CONVENTIONAL FINANCING. FIRST AMERICAN BANK

The sale will be closed on or before 12-31-94 Possession will be given AT CLOSING

Rent of $ NA per day starting the day after closing through the date Seller vacates shall be due.

The following adjustments and prorations will be made at the time of closing:

A. Sellers escrow deposits, if any, shall (X) shall not ( ) be returned to Seller.

B. Taxes for current year shall be prorated. Back taxes if any paid by Seller.

C. Sellers hazard insurance to be cancelled. Seller to bear risk of hazard loss through date of deed.

D. Existing leases or rents N/A

E. If property being sold is a condominium or a Planned Unit Development, Seller to pay all maintenance fees due through closing date. Buyers are aware that a monthly maintenance fee will be charged to Buyers. Buyers are aware that they may obtain copies of rules and regulations governing said property upon written request prior to closing. SRL

Seller agrees that all heating, cooling, plumbing and electrical systems, the roof and all appliances, if any, included in the sale shall be in good repair and working order as of the date of closing. Buyer shall have the right and responsibility to inspect such items prior to closing, with utilities in service, and Buyer shall be permitted reasonable access for such inspection. Inspection shall be at the option and cost of Buyer, and the failure to inspect shall not extend Seller's warranties. Buyer has not relied on any representations or warranties as to the condition of the premises from the Seller or the real estate agents, except as herein stated, and closing shall constitute full acceptance of the condition of the premises.

This contract is (X) is not ( ) contingent upon an inspection at Buyers expense with results satisfactory to Buyer. Such inspection shall be deemed acceptable to Buyer unless written notice is received by Seller by 5 DAYS OF CONTRACT ACCEPTANCE If results are unsatisfactory to Buyer, either party may void contract without penalty. SRL

Unless excepted, the purchase price shall include all improvements, built-in appliances, attached fixtures, and all items bolted, nailed, screwed, wired or otherwise attached to the property in a permanent manner. MLS # 14683

Carpets REMAIN Drapery and window treatment REMAIN

STORAGE BARN TO REMAIN.

KITCHEN APPLIANCES TO REMAIN (STOVE, REFRIG, AND D.W)

This sale is subject to Bankruptcy Court Approval - SRL

Property to be inspected by licensed and bonded termite company and any active infestation treated and any damage, including prior unrepaired structural damage to be corrected at Seller's expense. A current certifying letter shall be furnished to Buyer at closing. After closing, Seller and Brokers shall have no further responsibility. O.K. SRL

The Seller represents that to the best of his/her knowledge the property has not been damaged or affected by flood or storm run off water and the property is ( ) is not (X) in flood area.

TITLE: Seller agrees to furnish Buyer an owner's title insurance policy (Alta Form B) as of the date of closing. The policy is to be in the usual form, subject only to the usual printed exceptions, recorded covenants and restrictions, and easements and setback lines shown on the subdivision plat, if any, and those agreed in this contract. ~~If a new mortgage is obtained by Buyer, Seller will permit the owner's title insurance policy to be furnished through source required by lender for mortgage title insurance, and Buyer shall have benefit of simultaneous issue.~~ SELLERS AT ~~Buyers~~ EXPENSE, O.K. SRL

DISCLAIMER: The Seller and the Buyer acknowledge that they have not relied upon the advice or representations, if any, of Broker (or Broker's associated salespersons) relative to the legal and tax consequences of this contract in the sale of the premises, the purchase and ownership of the premises, the structural condition of the premises, the condition of the premises, the condition of roofing, the operating condition of the electrical heating, air conditioning, plumbing, water heating systems and appliances in the premises, the availability of utilities to the premises, zoning ordinances or the investment potential or resale value of the premises. The Seller and the Buyer both acknowledge that if such matters have been of concern to them, they have sought and obtained independent advice relative thereto.

LEGIBILITY OF WRITINGS ON THIS DOCUMENT IS UNSATISFACTORY WHEN RECEIVED

Exhibit A, page 7

BREACH OF CONTRACT BY SE... If this agreement is breached by Seller or if the Seller fails for an... ion to complete sale of said property in accordance with the terms set fort... e, the Seller shall pay to agent named below as damages, an amo... al to the commission as set forth below, and reasonable attorney's fees and costs incurred in the collection thereof, and shall pay to Buyer any furthe... amages caused by said breach including attorney's fees and costs. In the event of Seller default the earnest money herewith deposited by the Buyer shall be returned to the Buyer by agent. The Buyer may sue for specific performance of this agreement, or for damages, or both. It is distinctly understood and agreed by and between the agent and the Buyer that in the event the Seller shall default in the terms of this contract in any manner, that the agent shall look to the Seller for any commission due.

BOOK 9566 PG 712

BREACH OF CONTACT BY BUYER: If this agreement is breached by Buyer, or the Buyer fails for any reason to complete his purchase of said property in accordance with the terms set forth above, the Buyer shall pay to agent named below as damages an amount equal to the commission as set forth below and reasonable attorney's fees and costs incurred in the collection thereof, and shall pay to the Seller any further damages caused by said breach, including attorney's fees and costs. The earnest money herewith deposited by the Buyer may be applied by the agent to such damages, but this shall not preclude the Seller from sueing for specific performance of this agreement or for damages, or both. It is distinctly understood and agreed by and between the agent and the Seller that in the event the Buyer shall default in the terms of this contract in any manner, that the earnest money, now in the hands of the agent, shall be first paid to the agent the commission herein provided, and the balance shall be paid to the Seller.

It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that, except as herein noted, there are no oral or collateral conditions, agreements, or representations, all such having been incorporated and resolved into this agreement. Unless otherwise specified herein, or new construction is involved, this property is purchased "as is" and neither Seller nor agent makes or implies any warranties as to the condition of the premises. This agreement may not be modified except in writing signed by all parties.

NEW LOAN PROVISIONS: If this contract involves a new loan to be secured by Buyer, the following provisions apply:
(1) Buyer's obligation is (X) is not ( ) contingent on the ability to secure a loan. Buyer will make a formal loan application within 5 days from effective contract date and pursue application in a good faith diligent manner. Unless otherwise stated, the failure to secure loan approval shall not extend the performance date.
(2) Loan Terms: Type CONVENTIONAL %LTV 95% APR _____ Amortization 30 YRS
(3) If Buyer's lender requires repairs by reason of appraisal or codes inspection SELLER will pay for such repairs up to a maximum cost of $ 500.00.
(4) All loan costs shall be the expense of Buyer unless otherwise stated. Lender discount points will be paid by BUYER up to a maximum of N/A. Loan costs by Seller, if any: N/A.

Seller understands that should the Buyer secure a FHA or VA loan, the Seller will be charged with certain of the loan charges (including, without limitation, tax service fees, underwriting fees or other charges) as required by FHA, VA or other government agency. Such charges shall not be included in the calculation of any dollar amount of Buyer costs agreed to .

~~LOAN ASSUMPTION PROVISIONS: If this contract involves assumption of an existing mortgage, the following applies:~~
~~(1) Seller's escrow account balance will be:~~
~~(a) ( ) Purchased by Buyer and all appropriate items prorated, including, but not limited to, property taxes, interest, mortgage insurance, rents and homeowner's association dues and assessments.~~
~~(b) ( ) Transferred, in lieu of prorations, at no cost to Buyer. Any shortage or overage in escrow, as determined by the mortgage holder, will be paid by or credited to Seller.~~
~~(2) Seller's casualty insurance will be: ( ) Cancelled. ( ) Transferred, if transferable, ( ) with ( ) without proration.~~
~~(3) Payments on any mortgage assumed or taken subject to which become due prior to the date of closing shall be paid by Seller and thereafter by Buyer.~~
~~(4) Mortgage interest ( ) will ( ) will not be prorated as of the date of closing.~~
~~(5) Sale closing charges, Seller document charges, and any other charges so specified herein shall be paid by Seller.~~
~~(6) Assumption closing charges, Buyer document charges, assumption fees, recording fees, and transfer taxes shall be paid by Buyer.~~

~~GI LOAN: If Buyer proposes to purchase said Property and pay for same from the proceeds of a GI Loan for which he will make an application, the following must be completed as a part of this contract, otherwise this portion of the contract is not applicable.~~
~~Consideration: Buyer agrees to purchase said real estate and to pay therefor the sum of $_____ upon the following terms: All cash balance subject to Buyers ability to secure a GI Loan in the amount of $_____. This contract shall become null and void if the purchaser is unable to obtain a GI Loan and earnest money will be refunded. It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the Property described herein. If the contract purchase price is... the reasonable value of the property established by the Veterans Administration, the purchaser shall, however, have the privilege and... with the consummation of this contract without regards to the amount of the reasonable value established by the Veterans Ad... charged with any special assessments or improvement bonds, including those payable in the future, for improveme... of closing. Buyer will pay for same thereafter. (If proposed construction, the following is included as a part of t... ion is not a part of this contract): House to be constructed on above described lot in accordance with plan... tion. The Builder is to be charged with any special assessments included in the said plans and spe... date of this contract or contract will become null and earnest money will be refunded to Buy...~~

~~FHA... proceeds of an FHA Loan for which he will make an application, the... act is not applicable.)~~
~~... upon the following terms: All cash, subject ... null and void if the purchaser is unable to obtain~~

DIANA C. BASS OR
THOMAS L. BASS, III
Tn Dl 4050R402 615-833-8370
252 East Melton Avenue
Nashville, TN 37211
Pay to the order of Team Realty & Auction
Nashville, Tennessee 37230
87-4/640
11/9 1994
Five Hundred & 00/100 Dollars $ 500.00
For
⑆064000046⑆ 9993247⑈ 2370
Diana C. Bass
2370

~~... complete the purchase of the ... agreed to the purchaser ... alue of the property ... promptly after such ... proceeding with the ... sioner. The appraised ... JD does not warrant the ... ty are acceptable."~~

~~(If proposed construction, the fo... to be constructed on above describe... date of this contract or contract will become ...~~ ...art of this contract): House ...eted within ___ months from ...

The commission which the Seller has agreed to pay in... Commissions are agreed to have been earned at such time a... ...n the Seller and Listing Broker. ...ns herein met

Listing Broker TEAM REALTY AND AUCTION 3%

Selling Broker ADEX CORPORATION 3%

Time is of the essence of this contract and all of the conditions thereof. This offer to purchase expires _____ time _____ date.

Witness our hands and seals this 9 day of NOVEMBER 1994

Thomas L Bass III
Buyer

Diana C. Bass
Buyer

MICHAEL B. MCKEE 386-9621 (H)
Agent Phone

Susan R. Limor, Trustee
Seller

by Willis W. Lyon, Jr., Adm.
Seller

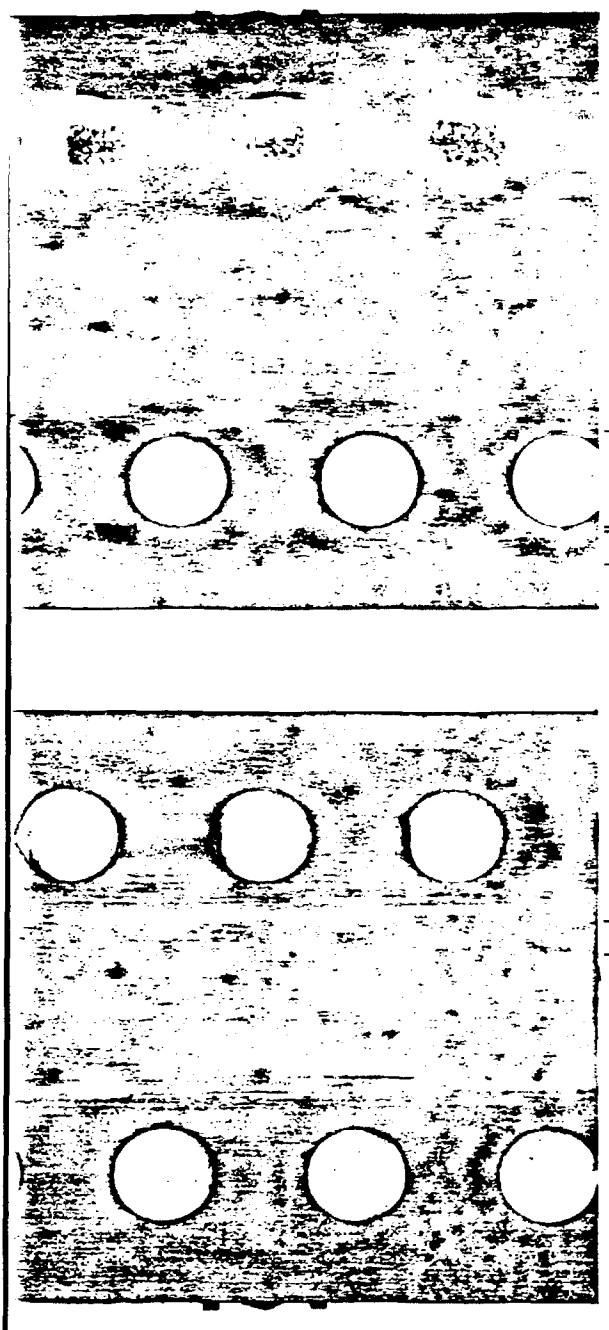
Asst., Subject to Bankruptcy Court approval
Agent Phone

[redacted]

Exhib. A
page 8.

	Mr. Jay Slobey P.O. x 190693 Nashville, TN 37219-0693	391-10210
	METROPOLITAN TRUSTEE PO BOX 305012 NASHVILLE TN 37230-6330	Benny's Woodworks P.O. Box 840 Shelbyville, TN 37160 BOOK 9566PG 713
ron Lee Young,Sr. net Irene Young 04 E.Longdale Drive shville,TN.37211	Citibank P.O.Box 168000 North Kansas City, MO 64116	Capital Credit Corp. 2300 Peachford Rd., Ste. 2280 Atlanta, GA 30338 12-2-93
rry R.Happell torney At Law ite 820 08 West End Avenue shville,TN .37203	Manufacturer's Hanover Master Card P.O.Box 1012 Hicksville,NY 11802	Financial Coll. Agencies Ste. 320, Paces-Cumberland Bldg. 2675 Paces Ferry Rd., NW Atlanta, GA 30339
erican General Fin. 0 Merchants Road oxville,TN.37912	Sears Credit Central ATTN: Peggy Gibson 7023 Albert Pick Road Greensboro, NC 27409	MCI NatinalProcess Center 1231 Durrett Lane Louisville, KY 30285-6001
e Money Store O.Box 7313 uisville,KY 40207	U.S.Courthouse Credit Union P.O.Box 25047 Nashville,TN.37202	SOUTH CENTRAL BELL RM 356 3841 GREEN HILLS VILLAGE DR GHOI NASHVILLE TN 37202
S.Courthouse Cr.Un. O.Box 25047 ashville,TN .37202	Metropolitan Government Delinquent Property Tax Section 16 Metropolitan Courthouse Nashville, TN 37201	AMERICAN EXPRESS OPTIMA CARD c/o BECKET & WATKINS P O BOX 512, DEPT. Q MALVERN, PA 19355
SPS Credit Union 24 Emery Drive ashville,TN .37214	American Express Travel Related Services c/o BECKET & WATKINS P.O. Box 512, Dept. Q Malvern, PA 19355	David Daniels, M.D. P.O. Box 150843 Nashville, Tn. 37215
AMERICAN EXPRESS 777 AMERICAN EXPRESSWAY FT LAUDERDALE FL 33337	Carter-Spalding Nesbitt Urological Assn. 2110 Church St. Nashville, TN. 37203-5287	David H. Horowitz, M.D. Suite 605, Drs. Pavilion 1916 Patterson St. Nashville, Tn. 37203
ican Express - Corporate Card Becket & Watkins . Box 512 ern, PA 19355	THE MONEY STORE 51 CENTURY BLVD BLDG 1 STE 125 NASHVILLE TN 37214	McBee Systems c/o Bilateral Credit Corp. 141 W. 28th St. New York, NY. 10001
		Roesch-Patton Funeral Home P.O. Box 22629 Nashville, Tn. 37202

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9566 PG 714

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 40.00
TOTAL 409.15
CHECK 409.15

01/09/95 01 09:08 0001 0166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23690
IDENTIF. ↑ REFERENCE

95 JAN -9 AM 9:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870027