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AUG 17 1995

BY _____ DEPUTY CLERK

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

IN RE:	)	
	)	
JAMES REEDER CARSON,	)	CASE NO. 93-08383-KL3-7
	)	
Debtor(s)	)	

UNITED STATES BANKRUPTCY COURT SEAL

AGREED ORDER AUTHORIZING SALE OF REAL ESTATE ON EXPEDITED BASIS

This matter is before the court upon the motion filed by the Chapter 7 trustee for authority to sell real estate located at 818 Boscobel Street, Nashville, Tennessee, on an expedited basis, substantially in compliance with a contract for sale of real estate which had been entered into between the debtor, the co-owner (Heather L. Tucker), and the buyers, Mary A. and Kelly D. McCreight. It appears to the court that the Chapter 7 trustee has reviewed the contract and the subject property, has obtained independent opinions as to the value and the marketability of said property, and that in the trustee's best judgment, a sale of this property for $120,900 to the buyers is in the best interest of the estate, and that the buyers' loan financing expires on August 18, 1995, such that an expedited closing of this matter is necessary. It further appearing that the real estate agents have not yet been appointed, but the trustee can file applications to appoint said agents *nunc pro tunc*, and make disbursements to said agents after the closing, and that the other disbursements appear to be appropriate, and that the co-owner, by and through her power of attorney, Alan L. Saturn, is entitled to 1/2 of the net proceeds from the sale of the real estate, and that sufficient cause exists to waive any pre-sale notice to creditors, provided that the trustee submit an appropriate notice to creditors after the closing of this matter, including a copy of this order, and for other cause to the court shown;

IT IS HEREBY ORDERED that the trustee be, and is hereby authorized to transfer and convey to Mary A. and Kelly D. McCreight, by trustee's deed, free and clear of all liens, the interest of the bankruptcy estate in the real property at 818 Boscobel Street, Nashville, Tennessee, and further described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of J.S. Williams' Addition to Edgefield, as of record in Book 21, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

IT IS FURTHER ORDERED that all gross proceeds from the sale of said real estate shall be

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Attest:
A True Copy
Certified this Aug 17, 1995
U. S. Bankruptcy Court
By Gail Sledge
Deputy Clerk

tendered to the trustee, who shall be authorized to make disbursements to the following payees in the following amounts:

National Mortgage (1st mortgagee)	$94,952.72
Prorated taxes to buyer (1995)	$ 689.59
Alan Saturn, Atty fees & closing costs	$ 282.00
Adex Corp. (Seller's Realtor)	$ 3,418.00 (pending approval of fees)
Renaissance Real Estate (Buyers' Realtor)	$ 3,418.00 (pending approval of fees)
L.A. Construction Company	$ 978.00
L.A. Construction Company	$ 2,402.00 (not to be paid at closing - pending resolution of claim/lien in Bankruptcy Ct.)
All American (Termite Treatment & Inspection)	$ 462.00
Robert Chaffin (FHA inspection)	$ 60.00
Norwest Mortgage Inc. (FHA closing fees)	$ 218.00
American Pioneer Title Insurance Co. (Title policy)	$ 491.92
Heather L. Tucker (co-owner) 1/2 net proceeds	$ 6,763.89
Amount retained by estate	$ 6,763.88
Total:	$120,900.00

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

IT IS FURTHER ORDERED that the debtor shall not be entitled to any exemptions from said sale, and debtor's counsel, F.E. Watkins & Associates, shall tender to the trustee the sum of $400, to reimburse the trustee for expenses and attorney's fees incurred in obtaining an expedited closing in this matter.

IT IS FURTHER ORDERED that the trustee shall submit a copy of this agreed order to all creditors and parties in interest, and any creditor may object to the provisions of this agreed order within twenty (20) days of service thereof, provided however, that valid title shall be vested in the purchasers at closing.

ENTER this 17th day of August, 1995.

KEITH M. LUNDIN
U.S. BANKRUPTCY JUDGE

APPROVED FOR ENTRY:

ROBERT H. WALDSCHMIDT
Attorney for Trustee
HOWELL & FISHER
Court Square Building
300 James Robertson Parkway
Nashville, TN 37201-1107
615/244-3370

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MAIL TO:

- ____ All creditors and/or parties in interest
- ____ ✓ Debtor(s)
- ____ ✓ Attorney for debtor(s)
- ____ ✓ Trustee
- ____ ✓ Attorney for trustee
- ____ Attorney for plaintiff/movant
- ____ Attorney for defendant/respondent
- ____ All parties listed on bottom of order
- ____ All parties listed in cert. of service
- ____ ✓ As stated in order
- ____ Debtor's employer
- ____ ✓ U.S. Trustee

ALL MAILING TO BE DONE BY:
(NOTE: send copy of routing slip)

INTERNAL ROUTING:

- ____ Chief Deputy Clerk
- ____ Courtroom Deputy
- ____ Calendar Clerk
- ____ Conversion Clerk
- ____ Financial Clerk
- ____ Judgment Book
- ____ Discharge Clerk

____ Copy to be picked up at front counter by: _____

____ ✓ Walk through

- ____ attorney for debtor
- ____ attorney for movant
- ____ ✓ trustee/attorney for trustee
- ____ Other: _____

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Alan L. Saturn by RHW
ALAN L. SATURN by permission 8-17-95 a.m.
Power of Attorney for Heather L. Tucker
SATURN & MAZUR
212 Third Avenue
Nashville, TN 37201
615/259-3666

F.E. Watkins & Associates by RHW
F.E. WATKINS & ASSOCIATES by permission 8-17-95 a.m.
Attorney for James Reeder Carson
3971 Nolensville Road
Nashville, TN 37211
615/835-5566

ADEX CORPORATION

Trasbin Stoner by RHW
BY: TRASBIN STONER, AGENT by permission 8-17-95 a.m.
2919 Berry Hill Dr.
Nashville, TN 37204
615/297-7285

3941 08/18 0101 03CHECK 12.00

RENAISSANCE REAL ESTATE COMPANY

David Tower by RHW
BY: by permission 8-17-95 a.m.
615 Woodland Street
Nashville, TN 37206
615/248-6161

95 AUG 18 AM 10:14
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0090863
IDENTIF. & REFERENCE

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