OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569062

BOOK 10090 PG 194

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Mariann Yeager
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF June, 19 96

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mariann L. Yeager etal (NAME)	Norwest Mortgage, Inc. (NAME)	172-6-43
5020 Marc Drive (ADDRESS)	P.O. Box 5137 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 140,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Jack Hofstetter and wife, Mary S. Hofstetter

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Mariann L. Yeager and Robert A. Moulthrop, as tenants in common with the right of survivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Harvard Estates, Section 4, as of record at Book 4675, page 153, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7229, page 994, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictions at Book 6011, page 712, sewer easement at Book 7650, page 637 and plat at Book 4675, page 153 said Register's Office.

ALSO SEE EXHIBIT "A" attached hereto, copy of "Order Allowing Debtors To Sell Real Estate...", U.S.Bankruptcy Court, Middle District of TN. Case No. 392-00531, John & Mary Hofstetter. John Hofstetter and Jack Hofstetter being one and the same person.

0194011
IDENTIFICATION REFERENCE

96 JUN 18 AM 11:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4821 06/18 0101 03CHECK 531.00

==~~unimproved~~(==)
This is improved (X) property, known as 5020 Marc Drive, Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14th day of June, 19 96.

Jack Hofstetter

Mary S. Hofstetter

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jack Hofstetter and wife, Mary S. Hofstetter, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 14th day of June, 19 96

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

Exhibit "A" to Warranty Deed:
Hofstetter to Yeager/Moulthrop:

RECEIVED FOR ENTRY
MAY 24 1996
BY C. Chatman
DEPUTY CLERK

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

IN RE:	)	
	)	CHAPTER 13
JOHN & MARY HOFSTETTER	)	CASE NO. 392-00531
SSN: [redacted]-7413; [redacted]-8260	)	JUDGE: LUNDIN
5020 Marc Drive	)	
Nashville, TN 37211	)	
	)	BOOK 10090 PG 196
Debtors	)	

ORDER ALLOWING DEBTORS TO SELL REAL ESTATE & INCUR CREDIT TO PURCHASE REAL ESTATE

This matter is before the court upon the debtors' motion to sell real estate, pay off plan and incur credit, with notice of proposed action having been given to all necessary parties pursuant to Local Rule No. 1.4. It appearing that no objection had been filed in writing within 20 days of the filing of the proposed action, the motion is granted and the debtors shall be allowed to sell their home at 5020 Marc Drive, Nashville, TN 37211 for $140,000.00. After payment of mortgages and closing costs by the closing attorney, the debtors shall be allowed their homestead exemption of $7,500.00. All equity remaining, up to the amount necessary to pay creditors in full, shall be paid to the Chapter 13 Trustee at closing. If there is still equity proceeds remaining after payment of all of the above, those funds shall be paid over to the debtors.

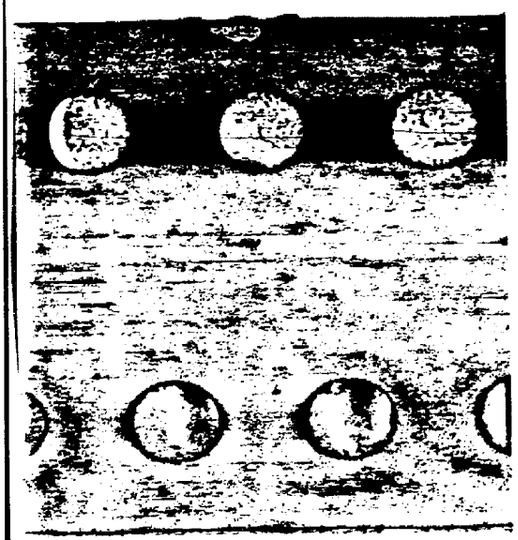
The debtors shall be allowed to incur credit of approximately $130,000 to purchase another home, with monthly direct payments of approximately $1,150.00..

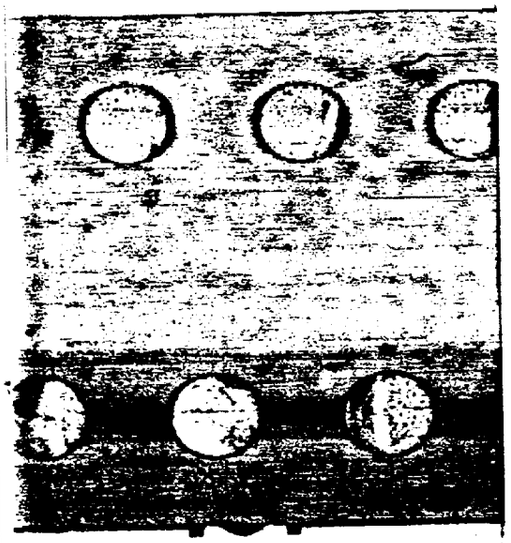
ORDERED this 22d day of May, 1996.

Keith M. Lundin
KEITH M. LUNDIN, Bankruptcy Judge

151

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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 197

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

06/18/96 01 11:32 0001 4891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194011
IDENTIF. # REFERENCE

96 JUN 18 AM 11:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1052693