3

BOOK 10482 PG 194

This Instrument Prepared By
Sullivan F. Marsden (#13593)
Westlake & Marsden, P.C.
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

Maximum Principal Indebtedness for
Tennessee Recording Tax Purposes is $5,000

TRUSTEE'S DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey D. Bailey 229 Beverly Drive Madison, TN 37115	Same	051-30-0-017.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Five Thousand Dollars ($5,000).

Sullivan F. Marsden
AFFIANT

JANIS G. LOMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Janis G. Loman
NOTARY PUBLIC
My Commission Expires: 7-22-2000

Pursuant to Order of Hon. Dennis Montali, United States Bankruptcy Court Judge, Northern District of California, dated ~~March~~ April 1, 1997, Jeffry G. Locke, Trustee of the Chapter 7 estate of Edward A. Mueller and Miriam J. Mueller (Case #94-34083 DM)(the "Chapter 7 Estate" or the "Estate"), hereby irrevocably transfers and assigns to Jeffrey D. Bailey and Denise E. Bailey, husband and wife, the Estate's undivided 5% interest in that property in the City of Madison, County of Davidson, State of Tennessee, described in **Exhibit A** attached hereto.

A certified copy of the Bankruptcy Court order appointing Mr. Locke as Trustee is attached hereto as **Exhibit B.**

A certified copy of the Bankruptcy Court order approving the conveyance evidenced by this Trustee's Deed is attached as **Exhibit C.**

Executed this 24th day of April, 1997, at Kentfield, California.

JEFFRY G. LOCKE, TRUSTEE

FIRST AMERICAN

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®

FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF CALIFORNIA }
COUNTY OF Marin }

On April 24, 1997, before me, Cindy Riddle

a Notary Public in and for said State, personally appeared Jeffry G. Locke

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

CINDY RIDDLE
COMM. # 1039770
Notary Public — California
MARIN COUNTY
My Comm. Expires DEC 18, 1998

(This area for official notarial seal)

Title of Document	Trustee's Deed
Date of Document	4/24/97
No. of Pages	
Other signatures not acknowledged	NONE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Blair Heights Subdivision, Section 1, of record in Book 2133, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more accurate and complete description.

Being the same property conveyed to Jeffrey D. Bailey and wife, Denise E. Bailey, by Deed from Clynell C. Hinton McPherson and husband, George W. McPherson, of record in Book 7767, Page 766, Register's Office for Davidson County, Tennessee.

Subsequent to the above conveyance, on December 11, 1990, Jeffrey D. Bailey and wife, Denise E. Bailey, quitclaimed their interest in the Property to William D. Castleman, as Trustee, and, in the same quitclaim deed, William D. Castleman, Trustee, reconveyed to Jeffrey D. Bailey and wife, Denise E. Bailey, a 95% undivided interest, as tenants-in-common and conveyed to Edward Mueller and wife, Miriam J. Mueller, a 5% undivided interest, all as tenants-in-common. This conveyance is of record in Book 8386, Page 169, Register's Office for Davidson County, Tennessee.

D:\WP\SFM\1855.01\Trustee.deed.wpd

97 JUN -5 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03112643
IDENTIF. ↑ REFERENCE

EXHIBIT B

REIDUN STRØMSHEIM # 104938
MARGARET A. ZYWICZ # 154620
LAW OFFICES OF REIDUN STROMSHEIM
275 Battery Street, 27th Floor
San Francisco, California 94111
Telephone: (415) 989-4100

Attorneys for Trustee,
JEFFRY G. LOCKE

UNITED STATES BANKRUPTCY COURT SEAL

I hereby certify that the foregoing is a true and correct copy of the original on file in my office.
Dated: 4/10/97
KEENAN G. CASADY
Clerk of Court
By: Clerk

FILED
OCT 3 1996
KEENAN G. CASADY, CLERK
UNITED STATES BANKRUPTCY COURT
SAN FRANCISCO, CA

BOOK 10482 PG 197

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

In re:	Case No. 94-34083 DM
EDWARD A. MUELLER and MIRIAM J. MUELLER,	Chapter 11
Debtors.	

ORDER CONVERTING CASE TO CHAPTER 7

Upon consideration of the application of Jeffry G. Locke, Trustee of the estate of Edward A. and Miriam J. Mueller, for an order converting the case to Chapter 7, due notice thereof having been given as required by law, and no objection thereto having been made and good cause appearing

IT IS HEREBY ORDERED that the above case is converted to Chapter 7 and that Jeffry G. Locke be appointed the Chapter 7 trustee.

DATED: This 3 day of October, 1996.

DENNIS MONTALI

DENNIS MONTALI
UNITED STATES BANKRUPTCY JUDGE

EXHIBIT C

FILED

97 APR -1 AM 10:32

KEEHAN [illegible] ASADY, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DIST. OF CA.
SAN FRANCISCO, CA.

REIDUN STRØMSHEIM # 104938
FRED S. HJELMESET # 184744
LAW OFFICES OF REIDUN STROMSHEIM
275 Battery Street, 27th Floor
San Francisco, California 94111
Telephone: (415) 989-4100

Attorneys for Trustee,
JEFFRY G. LOCKE

BOOK 10482 PG 198

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

In re:	Case No. 94-34083 DM
EDWARD A. MUELLER and MIRIAM J. MUELLER,	Chapter 7
Debtors.	

ORDER APPROVING COMPROMISES AND SALE OF PERSONAL PROPERTY

The application of Jeffry G. Locke, trustee, for an order approving compromises and authorizing the sale of personal property of the above estate, having been submitted to this court, due notice of the compromises and the sale having been given to all creditors and other interested parties, as required by law, no objection thereto having been raised, and good cause appearing,

IT IS HEREBY ORDERED that the compromise entered into by and between the Trustee and John Mark Hansen is hereby approved as being in the best interest of the creditors of the estate, whereby the Trustee is authorized to accept the sum of $1,500, all cash, from John Mark Hansen as full settlement of the claims against him

for alleged preferential and fraudulent transfers and usurious interest payments, and the Trustee is authorized to dismiss John Mark Hansen from the adversary proceeding against him; and

IT IS FURTHER ORDERED that the compromise entered into by and between the Trustee and Jeffrey and Denise Bailey is hereby approved as being in the best interest of the creditors of the estate, whereby the Trustee is authorized to accept the sum of $5,000, all cash, from Jeffrey and Denise Bailey as full settlement of the claim to a 5% interest in real property known as 229 Beverly Drive, Madison, Tennessee, and the Trustee is authorized to execute a Trustee's Deed conveying all the estate's interest in the property to the Baileys; and

IT IS FURTHER ORDERED that the sale of the personal property that has been stored at 2139 Jennings Street, San Francisco, California, consisting of certain used office furniture, office equipment and old computers, to Thomas Katz for the sum of $1,000 is authorized and approved.

DATED: APR - 1 1997

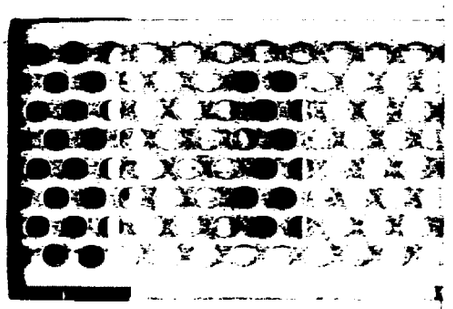
DENNIS MONTALI
UNITED STATES BANKRUPTCY JUDGE

I hereby certify that the foregoing is a true and correct copy of the original on file in my office.
Dated: 4-14-97
KEENAN G. CASADY
Clerk of Court
By: Linda Collins
Clerk
cc

UNITED STATES BANKRUPTCY COURT SEAL

9462 06/05 0101 03CHECK 43.50

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



RECEIVED OF _____

FOR _____

BOOK 10482 PG 200

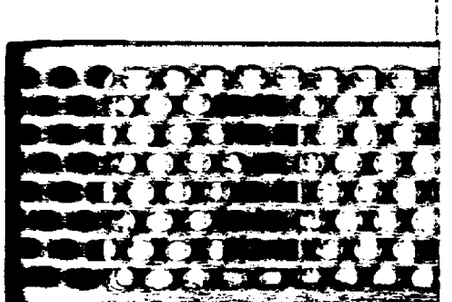
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 5000.00
CON TX 18.50
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED 24.00-
MISC 24.00
~~TOTAL 43.50~~
~~CHECK 43.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/97 01 13:15 0001 9462



03126 43
IDENTIF. ← REFERENCE
97 JUN -5 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159382