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PREPARED BY LEMEH & ASSOCIATES
116 Wilson Pike Circle, Suite 204
Brentwood, TN 37027

ADDRESS OF NEW OWNER(S):
George and Shirley Woelk, Jr.
4801 Lickton Pike
Whites Creek, TN 37189

SEND TAX BILL TO:
SAME

MAP & PARCEL
~~62N-A-1.00 CO S11.08~~
MAP 31 PAR 55

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

IN RE:	)	
	)	
THOMAS and DIANNE CHAMPION,	)	Bk. No. 05-12860-MH3-7
	)	
Debtors.	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Thomas and Dianne Champion are debtors in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, the same bearing bankruptcy number 05-12860-MH3-7; and

WHEREAS, certain property previously owned by the debtors, as more fully set forth in debtors' bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtors' bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtors; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of $115,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, hereby sells, transfers, and conveys unto GEORGE W. WOELK JR. and wife, SHIRLEY WOELK, their heirs, successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in the real property located at 4801 Lickton Pike, Whites Creek, Tennessee 37189. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 3RD day of ~~September~~ October, 2006.

Eva M. Lemeh, Trustee

Davidson County DEEDWARR
Recvd: 10/17/06 14:04 3 pgs
Fees:18.00 Taxes:425.50
20061017-0128936

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Thomas and Dianne Champion, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Thomas and Dianne Champion.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2006.

Notary Public

My Commission Expires:

11/25, 2006.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer, is $115,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of October, 2006.

NOTARY PUBLIC

My commission Expires: 11/25/06

Described property located in the 10th Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point in the East margin of Lickton Pike, southwest corner of Book 5051, Page 291, thence with the south line of same, South 71 degrees 22 minutes 54 seconds East with a fence 251.88 feet to an iron pin, southwest corner of Book 9897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31 minutes 57 seconds East 232.43 feet to an existing iron pin, North 30 degrees 25 minutes 42 seconds East 210.16 feet to an existing iron pin, and North 17 degrees 22 minutes 59 seconds East 167.04 feet to an existing iron pin, southeast corner of Book 3892, page 518; thence with the east line of same, North 04 degrees 52 minutes 16 seconds East 165.72 feet to a hackberry; thence with a fence, North 17 degrees 34 minutes 03 seconds East 57.97 feet to a 15 inch elm; North 78 degrees 27 minutes 41 seconds East 28.75 feet to a 6 inch elm; and North 06 degrees 23 minutes 40 seconds East 61.37 feet to a tree in the fence; thence with the fence and with the south line of Book 2938, Page 453, North 20 degrees 31 minutes 43 seconds East 18.70 feet to a tree; South 64 degrees 55 minutes 42 seconds East 7.94 feet to a post; North 37 degrees 00 minutes 34 seconds East 47.13 feet to a hackberry; South 82 degrees 43 minutes 57 seconds East 87.98 feet to a post; and South 85 degrees 36 minutes 14 seconds East 117.29 feet to an iron pin in the west right-of-way of Interstate 24; thence with said right-of-way, South 08 degrees 55 minutes 20 seconds East 213.01 feet to a monument; South 09 degrees 46 minutes 00 seconds East 255.14 feet to a monument; South 36 degrees 18 minutes 19 seconds East 46.48 feet to a monument; South 09 degrees 01 minutes 09 seconds West 71.51 feet to a monument; and thence with a curve to the left, Delta of 00 degrees 50 minutes 27 seconds, Radius of 3,498.75 feet, a distance of 51.18 feet to a iron pin; thence leaving said right-of-way, with a fence and the north line of Book 1344, Page 60, North 82 degrees 51 minutes 04 seconds West 260.77 feet to the center of Whites Creek; thence with said creek the following six call: South 67 degrees 40 minutes 53 seconds West 132.58 feet, South 41 degrees 23 minutes 53 seconds West 167.84 feet, South 58 degrees 17 minutes 15 seconds West 73.68 feet, South 71 degrees 35 minutes 32 seconds West 222.16 feet, South 20 degrees 58 minutes 48 seconds West 149.70 feet, and South 05 degrees 26 minutes 07 seconds West 98.47 feet; thence leaving said creek and with the north line of Book 4574, Page 888, North 83 degrees 58 minutes 08 seconds West, running South of an existing fence, 241.28 feet to the east margin of Lickton Pike; thence with said margin, North 02 degrees 59 minutes 16 seconds East 294.28 feet to the beginning.

LESS AND EXCEPT the following Described property:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on plat of record in Plat Book 6200, Page 348, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas T. Champion and wife, Dianna G. Champion by deed from Household Financial Center, Inc. of record in Instrument No. 20030505-0059339, Register's Office for Davidson County, Tennessee.

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