BOX 10-B

Davidson County DEEDWARR
Recvd: 10/26/06 15:17 4 pgs
Fees:23.00 Taxes:410.70

20061026-0133154

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$111,000.00**

Costo I. Davis, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF OCTOBER, 2006.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRUSTEES OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST	**SAME**	**051-10-0E-008.00 CO**
(NAME) **2640 CARLSON ROAD**	(NAME)	
(ADDRESS) **SHINGLE SPRINGS, CA 95682**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COSTO I. DAVIS, JR., MARRIED AND MARY ALLEN DAVIS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRUSTEES OF THE ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 8, known as Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums-Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace-Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said Unit.

Being the same property conveyed to Costo I. Davis, Jr. from The Estate of James Joseph Bohan by James Patrick Bohan, John David Bohan, Timothy Joseph Bohan and Jeffery Stephen Bohan, being all of the heirs at law, by deed of record in Book 8464, page 196, Register's Office for Davidson County; and further being the same property retained by Costo I. Davis, Jr. with a conveyance of a 10% undivided interest to Mary Allen Davis by deed of record in Book 8590, page 417, Register's Office for Davidson County, Tennessee. Also, see copy of U. S. Bankruptcy Court for the Middle District of Tennessee Order Granting Motion for Authority to Sell Real Property In Re: Costo Issac Davis and wife, Blanca Rita Davis, attached as an exhibit to this conveyance.

This conveyance is subject to all matters shown on the Plan of record in Book 6900, page 454 and restrictions of record in Book 6840, page 637 as amended as Instrument #200106290006933 1, and Master Deed of record in Book 7506, page 623, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF COSTO I. DAVIS, JR.

unimproved ( )
This is improved(X) property, known as **819 LEWIS COURT, UNIT NO. 8, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 25 day of October, 2006.

Costo I. Davis, Jr.
COSTO I. DAVIS, JR.

Mary Allen Davis
MARY ALLEN DAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Costo I . Davis, Jr. and Mary Allen Davis**, the bargainors, with whom I am personally acquainted or proved to me on 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 25 day of October, 2006.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

Lee A. Cohen
Notary Public

Marian F. Harrison
US Bankruptcy Judge

Dated: 10/16/06

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

IN RE:	)	
	)	Chapter 11 Proceedings
COSTO ISSAC DAVIS and wife,	)	Case No. 304-07648
BLANCA RITA DAVIS,	)	Marian F. Harrison, Judge
	)	
Debtors-in-possession.	)	

ORDER GRANTING MOTION FOR AUTHORITY TO SELL REAL PROPERTY

Upon the Debtors' Motion for Authority to Sell Real Property and Notice thereon, having been filed with this Court and served upon all creditors and parties-in-interest on September 13, 2006; there having been no written responses or objections to said Notice filed with the Clerk of Court within twenty (20) days of Notice, pursuant to LBR 9013-1; and, upon the entire record herein, the Court finds that said Motion is well taken, and

It is hereby **ORDERED** that the Debtors-in-possession are hereby granted the authority to sell certain real property located at 819 Lewis Court, Madison, Tennessee, under the terms and conditions set forth in the aforementioned Motion for Authority to Sell Real Property previously filed herein.

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE.

APPROVED FOR ENTRY:

LEFKOVITZ & LEFKOVITZ

/S/ STEVEN L. LEFKOVITZ
Steven L. Lefkovitz, No. 5953
Attorney for Debtors-in-possession
618 Church Street, Suite 410
Nashville, Tennessee 37219
Phone: (615) 256-8300
Fax: (615) 255-4516
Email: slefkovitz@lefkovitz.com

CERTIFICATE OF SERVICE

I hereby certify that I have sent a true and exact copy of the foregoing to Beth Roberts Derrick, Assistant United States Trustee, and all other parties of record to receive notice electronically, via the United States Bankruptcy Court's CM/ECF system, this 5th day of October, 2006.

/S/ STEVEN L. LEFKOVITZ
Steven L. Lefkovitz

This Order was electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.