Davidson County DEEDWARR
Recvd: 03/08/07 10:45 4 pgs
Fees:23.00 Taxes:333.00

20070308-0028599

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 87215

89-B
File #07-1010

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Babbitt, Chapter 7 Trustee of the Estate of Jimmy Hayes, Jr., as Chapter 7 Trustee only and not individually,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Patti Jean Hughes,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 801A on the Plan of Continental Condos, as of record in Book 5200, page 399, as amended in Book 6135, page 788, second amendment to plat and Master Deed Book 6435, page 549, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jimmy W. Hayes, Jr. by Warranty Deed of record in Book 8737, page 338 Register's Office for Davidson County, Tennessee. Roy Babbitt, Chapter 7 Trustee has been authorized to convey the subject property by Order Granting Motion For Entry Of An Order Authorizing The Sale Of Property Of The Estate Pursuant To 11 U.S.C. 363 And Federal Rules Of Bankruptcy Procedure 2002(a)(2)
And 6004, as issued by The United States Bankruptcy Court Southern District of New York, In re: Jimmy Hayes, Jr., Debtor, Case No. 05-48681 (AJG).

A copy of the above referenced Order is attached hereto and incorporated herein.

The property conveyed herein is subject to matters shown on the recorded plan of record in Book 5200, page 399, as amended in Book 6135, page 788, second amendment to plat and Master Deed Book 6435, page 549, and to all matters, easements, conditions, by-laws and restrictions as set out in the Master Deed of record in Book 5862, page 589, as amended in Book 6135, page 788, and Book 6435, page 549, Register's Office for Davidson County, Tennessee, and Property Taxes for the current year which have been prorated between the parties.

This is improved property, known as: 3415 West End Avenue, #801-A, Nashville, TN, 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor does hereby covenant with the said Grantee that pursuant to the above referenced Order the Grantor is authorized to convey said land in fee simple, and has good right to convey it. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and defend title to the property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise. The obligation to warrant and defend is limited to any matter affecting the property subsequent to Grantor taking title. 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 THE EXECUTION HEREOF this 22nd day of February, 2007

Roy Babbitt

Roy Babbitt, Chapter 7 Trustee of the Estate of Jimmy Hayes, Jr.

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

State of New York)
County of New York)

On this 22th day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Roy Babbitt, Chapter 7 Trustee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Andrea Klein
Notary Public

My Commission Expires: 9/15/09

ANDREA KLEIN
Notary Public, State of New York
No. 01KL5085025
Qualified in Rockland County
Commission Expires September 15, 2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00.

X
Affiant

Sworn and subscribed before me on this the 22th day of February, 2007.

Notary Public

My Commission Expires: 7-25-09

DAVIDSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF TENN.
KENNETH M. BALLEW

NEW OWNER:
Patti Jean Hughes

3415 West End Avenue, #801-A
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Bank, N.A.

7445 New Technology Way
Frederick, MD 21703

TAX MAP-PARCEL #:

104-6-A-75.00

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK
----------X

In re

JIMMY HAYES, JR.,

Debtor.

Chapter 7

Case No. 05-48681 (AJG)

----------X

ORDER GRANTING MOTION FOR ENTRY OF AN ORDER AUTHORIZING THE SALE OF PROPERTY OF THE ESTATE PURSUANT TO 11 U.S.C. § 363 AND FEDERAL RULES OF BANKRUPTCY PROCEDURE 2002(a)(2) AND 6004

Upon the motion (the "Motion")[1] of Roy Babitt, Chapter 7 Trustee (the "Trustee") of Jimmy Hayes, Jr. (the "Debtor") by and through his counsel, Arent Fox PLLC as and for his Motion for an Order Authorizing the Sale of Property of the Estate Pursuant to 11 U.S.C. §§ 363(b)(1) and 363(f) and Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules") 2002(a)(2) and 6004; and after due and sufficient notice and a hearing held on January 3, 2007 at which the Court considered the Motion and any opposition thereto; and the Court finding that that the Trustee having conducted due and sufficient marketing efforts; and it further appearing that the relief requested in the Motion is in the best interests of the Debtor, his estate, and his creditors; and after due deliberation and sufficient cause appearing therefore, it is

ORDERED, that the Motion is granted; and it is further

ORDERED, that Trustee is authorized to sell the Property to Patti Jean Hughes (the "Purchaser"); and it is further

ORDERED, that the Contract is approved; and it is further

ORDERED, that the sale of the Property to the Purchaser shall be free and clear of all liens, claims and encumbrances; and it is further

[1] All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Motion.

ORDERED, that the Purchaser is a good faith purchaser and is entitled to the protections afforded by section 363(m) of the Bankruptcy Code; and it is

ORDERED, that the Trustee or his agents are authorized to consummate the sale of the Property as provided for in the Contract and execute all documents necessary and appropriate to effectuate such sale.

Dated: New York, New York
January 3, 2007

/s/ Arthur J. Gonzalez
UNITED STATES BANKRUPTCY JUDGE

NYC/305484.2