File Box 9-B

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON.** **Attorneys at Law** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 26622**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2007. Notary Public My Commission Expires: 5 23 09

EMILY C. MAY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Address New Owner: Jim Richie ~~6420 Hesson Court~~ Nashville, TN ~~37211~~ 37215	Send Tax Bills to: New Owner	Tax Information: 116 160 07200

4014 Estes Road

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Bhupinder S. Sood and Parveen Sood filed a Chapter 7 voluntary petition for bankruptcy in the United States Bankruptcy Court for the Southern District of California on October 13, 2005, Case No. 05-12396-LA7; and

WHEREAS, by judgment in said bankruptcy, Adversary No. 06-90167, the transfer of subject property, located at 3814 Hobbs Road, Nashville, TN 37215, from Bhupinder S. Sood and Parveen Sood, to Jolly R. Sood, of record as Instrument No. 20040611-0069331, Register's Office for Davidson County, Tennesee, was avoided and subject property recovered by the bankruptcy trustee, said judgment being recorded as Instrument No. 20070301-0025275, said Register's Office; and

WHEREAS, by notice dated May 14, 2007, the Bankruptcy Trustee, Gregory A. Akers, gave notice that subject property would be sold to Jim Richie ~~and wife~~ for $440,000.00, cash, free and clear of all liens, claims and interests pursuant to Section 363(f) of the Bankruptcy Code, unless an objection or an overbid was timely filed within the court; and

WHEREAS, no such objection or overbid having been timely filed, the Bankruptcy Trustee, Gregory A. Akers, was authorized to convey subject property to Jim Richie ~~and wife~~ upon the terms set out above, pursuant to order of said Bankruptcy Court entered June 21, 2007.

NOW, THEREFORE, for and in consideration of the sum of Four Hundred Forty Thousand and no/100 ($440,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I,

Davidson County DEEDWARR
Recvd: 08/15/07 14:22 3 pgs
Fees:18.00 Taxes:1628.00
20070815-0097689

Gregory A. Akers, Bankruptcy Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Jim Richie and Kay Spring, their heirs and assigns, the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Part One, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bhupinder S. Sood and wife, Parveen Sood, by deed dated October 12, 1989, from Edward F. Lampman, Jr. and wife, Mary Louise Lampman, of record in Book 7966, page 220, Register's Office for Davidson County, Tennessee. And being further conveyed to Jolly R. Sood, unmarried, by quitclaim deed dated March 22, 2004, from Bhupinder S. Sood and wife, Parveen Sood, of record as Instrument No. 20040611-0069331, said Register's Office.

Bhupinder S. Sood and Parveen Sood filed a Chapter 7 voluntary petition in bankruptcy with the United States Bankruptcy Court for the Southern District of California on October 13, 2005, Case Number 05-12396-LA7. See Notice of Filing of record as Instrument No. 20060208-0015794 and Suggestion of Bankruptcy of record as Instrument No. 20060216-0018837, said Register's Office. By Judgment in said bankruptcy, Adversary No. 06-90167, the transfer of subject property from Bhupinder S. Sood and wife, Parveen Sood, to Jolly R. Sood, of record as Instrument No. 20040611-0069331, said Register's Office, was avoided and subject property recovered by the bankruptcy trustee. See Judgment of record as Instrument No. 20070301-0025275, said Register's Office.

This is improved property known as 3814 Hobbs Road, Nashville, TN 37215.

The undersigned, Gregory A. Akers, does hereby transfer and convey in his capacity as Bankruptcy Trustee and no further or otherwise, all of the right, title, interest and estate recovered from Jolly R. Sood by judgment in Adversary No. 06-90167, for the benefit of the estate of Bhupinder S. Sood and Parveen Sood, Bankruptcy No. 05-12396-LA7, United States Bankruptcy Court for the Southern District of California.

To have and to hold subject real property with the appurtenances, estate, title and interest thereto recovered from the said Jolly R. Sood by judgment in Adversary No. 06-90167, for the benefit of said estate of Bhupinder S. Sood and Parveen Sood, subject to the 2007 real estate taxes, which are a lien not yet due and payable and which have been prorated between the parties, an easement for sanitary sewers and/or storm drainage of record in Book 3956, page 886, and matters shown on the plan of record in Book 1130, page 19, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument this 10th day of August, 2007.

Gregory A. Akers, Bankruptcy Trustee for the Estate of Bhupinder S. Sood and Parveen Sood

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gregory A. Akers, Bankruptcy Trustee for the Estate of Bhupinder S. Sood and Parveen Sood, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity the purposes therein contained.

Witness my hand and official seal at San Diego, California, this 10th day of August, 2007.

Notary Public

My Commission Expires: 12/3/08

ESI1 MICHAELA J. KREISER COMM. #1531563 Notary Public-California SAN DIEGO COUNTY My Comm. Exp. Dec 3, 2008 ESI1