This Instrument Prepared by:

Samuel K. Crocker
CROCKER & NIARHOS
611 Commerce Street, Suite 2720
Nashville, TN 37203

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 27950

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Charles M. Flood, Jr., Trustee 1700 Hayes Street Nashville, TN 37203	SunTrust Mortgage, 401 Commerce St. #6100 Nashville, TN 37219	Map 159-16-0 Parcel 011.00

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

IN RE:	)	
	)	
Michael Jinyong Park,	)	**BK No. 08-05613-GP3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED WITH JOINDER OF SPOUSE

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Samuel K. Crocker, Trustee for Michael Jinyong Park, and Jill O. Park, hereby bargain, sell, and convey to Charles M. Flood, Jr., Trustee with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, all of our interests in the following-described property located in Davidson County, State of Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Woodward Hills, of record in Book 9700, page 900, as amended in Book 11766, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Davidson County DEEDTRS
Recvd: 09/03/08 13:24 6 pgs
Fees:33.00 Taxes:5735.00
20080903-0090255

Being the same property conveyed to Michael J. Park and wife, Jill O. Park, by Warranty Deed from Reynolds & Sheer Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20071108-0132084, Register's Office for Davidson County, Tennessee. Michael J. Park and Michael Jinyong Park are one and the same person.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to all matters appearing on the plan of record in Book 9700, page 900, as amended in Book 11766, page 32, said Register's Office.

This is improved property known as 133 Woodward Hills Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD all of the interest of Samuel K. Crocker, Trustee for Michael Jinyong Park, in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Charles M. Flood, Jr., Trustee, his successors and assigns forever. Grantor conveys said property pursuant to the Order Approving Sale of Property of the Estate entered August 25, 2008, a certified copy of which is attached hereto.

Jill O. Park joins in the execution of this instrument for the purpose of quitclaiming all of her right, title and interest in and to said property to the said Charles M. Flood, Jr., Trustee, his successors and assigns forever.

Whenever 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 my hand this 29 day of August, 2008.

Samuel K. Crocker, Trustee

Jill O. Park

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Samuel K. Crocker, Trustee, one of the within-named bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of August, 2008.

Notary Public

My Commission Expires: _____

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Jill O. Park, one of the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of August, 2008.

Notary Public

My Commission Expires: _____

MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2008.

Christina M. Read
Notary Public

My Commission Expires: _____



George C. Paine, II
US Bankruptcy Judge
Dated: 08/25/08

Attest:
A True Copy
Certified this 8/28/08

U.S. Bankruptcy Court
By D Bond C
Deputy Clerk

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

IN RE:	)	
	)	
Michael Jinyong Park,	)	**BK No. 08-05613-GP3-7**
	)	
Debtor(s).	)	

ORDER APPROVING SALE OF PROPERTY OF THE ESTATE

This matter is before the Court upon the Motion of Samuel K. Crocker, Trustee, to sell property of the estate. The Trustee has properly noticed sale to all creditors and parties in interest pursuant to L.B.R. 9013-1. Objections were filed by Chase Home Finance, L.L.C. and the Debtor. Chase Home Finance, L.L.C. subsequently withdrew its objection on August 18, 2008. The Debtor's objection, regarding his claimed homestead exemption, was resolved by an Agreed Order entered by the Court on August 21, 2008, which provides that the Trustee will hold $25,000.00 from the sale pending determination of whether or not the homestead exemption will be allowed. The Agreed Order in no way affects the proposed sales terms as stated in the Motion; no other timely objections having been made; and for other cause to the court shown;

IT IS HEREBY ORDERED that the Trustee is authorized to sell the property, as follows:

DESCRIPTION OF PROPERTY: Real property known as 133 Woodward Hills Place, Brentwood, Davidson County, Tennessee; Parcel ID 159-16-0-011.00 ("Real Property")

DATE OF SALE: On or about August 29, 2008

TYPE OF SALE: Private sale to The L & F Trust

TERMS OF SALE: $1,550,000.00 (One Million Five Hundred Fifty Thousand) cash at closing

ADDITIONAL TERMS:
The Real Property is owned by the Debtor and his wife, Jill O. Park ("Mrs. Park"). Upon agreement between the Trustee and Mrs. Park, the Real Property will be sold in accordance with 11 U.S.C. § 363(h) and all costs and expenses will be shared by the parties. The net proceeds received from the sale will be held by the Trustee pending determination of what, if any rights, Mrs. Park has in the net sale proceeds.

The Trustee proposes to sell said Real Property as is, where is, and free and clear of any liens. Any valid, proper and unavoidable lien will attach to the proceeds of the sale. Trustee will convey by valid Bankruptcy Trustee's Deed, or other appropriate instrument, the right, title, and interest that Trustee has the right to convey. Proceeds of the sale will be subject to auctioneer's fees and expenses, agent's fees and expenses, and Trustee's fees and expenses, if any, as well as ordinary closing costs deemed necessary by the Trustee. Trustee proposes to pay exemptions and lienholders in the following order:

First lienholder: Chase Manhattan Mortgage	Approx. $1,017,505.42
Real Estate Agent Commission: Karen Morgan, Karen Morgan Realty 4% of the gross proceeds	$62,000.00

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

Submitted for Entry:

/s/ Samuel K. Crocker
Samuel K. Crocker
Timothy G. Niarhos
CROCKER & NIARHOS
611 Commerce Street, Suite 2720
Nashville, TN 37203
615-726-3322 – Telephone
615-726-6330 – Facsimile
skctrustee@aol.com
Attorneys for Trustee

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