THIS INSTRUMENT PREPARED BY:

Michael Gigandet, Attorney
208 Centre St.
Pleasant View, Tenn. 37146
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BILL GARRETT, Davidson County
Trans:T20100026716 DEEDTRS
Recvd: 05/05/10 11:33 3 pgs
Fees:18.00 Taxes:284.90
20100505-0033997

Address New Owner:
Nadar Kadivar
~~5010 Raywood Lane~~ 5220 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
SAME

Map/Parcel No.
147-16-0-133.00

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

IN RE:		
KENNETH LEE OAKES	)	CASE NO. 08-03744-KL3-7
	)	CHAPTER 7
DEBTOR.	)	JUDGE LUNDIN

TRUSTEE'S DEED

For and in consideration of the sum of SEVENTY SEVEN THOUSAND DOLLARS AND NO 00/100 ($77,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael Gigandet, Trustee for the Bankruptcy Estate of KENNETH LEE OAKES, Case No. 08-03744-KL3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, hereby bargains, sells and conveys unto NADER NADIVAR KADIVAR, all of my interest in the following described property located in DAVIDSON COUNTY, TENNESSEE, to wit:

Tract I: LAND in Davidson County, State of Tennessee and being Lot No. 47 on the Plan of Tusculum Fields, as of record in Plat Book 2330, Page 16, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II: LAND in Davidson County, State of Tennessee and being Lot No. 209 on the Plan of Whispering Hills, Section II-A, as of record in Plat Book 2331, Page 134, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig T. Lewis and wife, Lan Thi Lewis by deed from John H. Gregg and wife, Nanci P. Gregg, dated July 14, 1988 of record in Book 7601, Page 236, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Lan Thi Lewis and to S.T. Snodgrass, trustee by Quitclaim Deed from Craig T. Lewis and Lan Thi Lewis, dated April 12, 1991 of record in Book 8336, Page 905, in the Register's Office of Davidson County, Tennessee. Also being part of the same property 1/2 undivided interest conveyed to Ken Oakes by Quitclaim Deed from Lan Thi Lewis, unmarried, dated October 16, 1996 of record in Book 10229, Page 887, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Raywood Lane.

This conveyance is subject to a Joint Driveway Easement of record in Book 6049, Page 295, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2495, Page 365 and Book 6616, Page 624, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 2330, Page 16, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD all of my interest in the said tracts or parcels of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title and interest thereto belonging to KENNETH LEE OAKES, his successor and assigns forever. Grantor conveys said property pursuant to granting trustee's motion to sell property entered on March 17, 2010, the trustee's motion to sell property having been previously sent to all creditors and parties in interest on February 19, 2010.

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 26 day of April, 2010.

Michael Gigandet, Chapter 7 Trustee
for the Bankruptcy Estate of
KENNETH LEE OAKES
Case No. 08-03744-KL3-7

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Michael Gigandet, Trustee, the within named bargainer, 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 Pleasant View, Tennessee this 28th day of April, 2010.

Janet Butler Gigandet
Notary Public

JANET BUTLER GIGANDET
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 4-17-2013

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

This actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me
this 28th day of April, 2010.

JANET BUTLER GIGANDET
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Janet Butler Gigandet
Notary Public

My Commission expires: 4-17-2013