THIS INSTRUMENT PREPARED BY:

Michael Gigandet, Attorney
208 Centre St.
Pleasant View, Tenn. 37146
615-746-4949
Fax: 615-746-4950

BILL GARRETT, Davidson County
Trans:T20110043281 DEEDTRS
Recvd: 07/18/11 15:53 4 pgs
Fees:23.00 Taxes:573.50
20110718-0054935

Address New Owner:
Sevda J. Kheshti
3512 cobble Street
Nashville, TN 37211

Send Tax Bills To:
SWBC mtg.
9311 San Pedro #100
San Antonio, TX 78216

Map/Parcel No.
172/126.00

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

ILDEFONSO MORALES	)	
MILCA A. RENTA,	)	CASE NO. 10-06500-GP3-7
	)	CHAPTER 7
DEBTORS.	)	JUDGE PAINE

TRUSTEE'S DEED

For and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS AND no 00/100 ($155,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael Gigandet, Trustee for the Bankruptcy Estate of ILDEFONSO MORALES AND MILCA A. RENTA, Case No. 10-06500-GP3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, hereby bargains, sells and conveys unto SEVDA J. KHESHTI, all of my interest in the following described property located in DAVIDSON COUNTY, TENNESSEE, to wit:

LAND in Davidson County, State of Tennessee and being Lot No. 104 on the Plan of Holt Woods, Section Eight, as of record in Plat Book 9700, Page 96 and Plat Book 7900, Page 668, 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 Idelfonso Morales and Milca A. Morales, by deed from Randolph C. Reck and wife, Judy E. Reck, dated May 16, 2005 of record in Instrument Number 20050526-0059719, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Kable Circle and Cobble Street.

This conveyance is subject to restrictions of record in Book 9570, Page 22 and Book 9933, Page 153, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plats of record in Book 9700, Page 96 and Book 7900, Page 668, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the By-Laws of Holt Woods Homeowner's Association, Inc., of record in Book 9570, Page 13, in the Register's Office of Davidson County, Tennessee.

This property is located at 3512 Cobble Street, Nashville, TN 37211.

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 ILDEFONSO MORALES AND MILCA A. RENTA, their successors and assigns forever. Grantor conveys said property pursuant to an order granting trustee's motion to sell property entered on May 19, 2011, the trustee's motion to sell property having been previously sent to all creditors and parties in interest on April 25, 2011. A copy of the order of sale is attached hereto as Exhibit A.

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 13 day of July, 2011.

Michael Gigandet, Chapter 7 Trustee
for the Bankruptcy Estate of ILDEFONSO MORALES and
MILCA A. RENTA, Case No. 10-08988-MH3-7

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 13 day of July, 2011.

Notary Public

My Commission Expires: 04/17/2013

JANET BUTLER GIGANDET
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

This actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me
this 13 day of July, 2011.

Notary Public

My Commission expires: 04/17/2013

JANET BUTLER GIGANDET
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

George C. Paine, II
US Bankruptcy Judge
Dated: 05/18/11

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

ILDEFONSO MORALES	)	
MILCA A. RENTA,	)	CASE NO. 10-06500-GP3-7
	)	CHAPTER 7
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ORDER TO SELL PROPERTY

Upon the notice and motion of Michael Gigandet, the Chapter 7 trustee, to sell the debtor's real estate located at 3512 Cobble Street, Nashville, TN 37211, notice having been given pursuant to LR 9013-1, and no objections filed thereto within the time required;

It is therefore **ORDERED, ADJUDGED and DECREED** that the trustee's motion to sell the debtor's real estate located at 3512 Cobble Street, Nashville, TN 37211, free and clear of liens shall be and is hereby granted.

ENTERED this the _____ day of _____, 2011.

This order was signed and entered electronically as indicated at the top of the first page.

APPROVED FOR ENTRY:

LAW OFFICE OF MICHAEL GIGANDET
/s/ Michael Gigandet

Michael Gigandet, Trustee #011498
208 Centre St.
Pleasant View, Tenn. 37146
(615) 746-4949
Fax: 615-746-4950
Mgigandet@mgigandetlaw.com

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.