BILL GARRETT, Davidson County
Trans:T20120057159 DEEDQC
Recvd: 08/02/12 13:45 3 pgs
Fees:18.00 Taxes:3.70
20120802-0068610

# TRUSTEE'S DEED OF REAL ESTATE

THIS INDENTURE, made this 8th day of June, 2012, between Gary D. Boyn, Trustee in Bankruptcy of the estate of Bobby Terrell Wilson and Patricia Ann Wilson, Debtors, of St. Joseph County, State of Indiana, Party of the First Part, and Candace Avery, of Davidson County, State of Tennessee, Party of the Second Part;

WITNESSETH, the Party of the First Part by virtue of the power and authority given in and by an order of the United States Bankruptcy Court of the Northern District of Indiana, South Bend Division, in Case Number 10-32631, dated the 23rd day of May, 2012, and in consideration of One Thousand and 00/100 Dollars ($1,000.00) and other valuable consideration paid by the Party of the Second Part, does hereby grant, convey and release, by quit claim and without warranty of any kind, unto the Party of the Second Part, her heirs, successors and assigns, the following described real estate located in Davidson County, State of Tennessee, to-wit:

> Davidson County, Tennessee more fully described as Lot 45 and the southerly 11 feet of Lot No. 46 as shown on the Map fo the Subdivision of the Maplewood Home Tract, in Book 421, page 174, in the Register's office of Davidson County. Commonly known as 3901 Baxter Avenue, Nashville, TN.

*

together with the appurtenances and also all the estate which the said Debtors, or either of them, had at the time of the filing of the petition in bankruptcy by them in said United States Bankruptcy Court for the Northern District of Indiana, in said premises, and also the estate therein which the Party of the First Part has or had power to convey or dispose of as Trustee in bankruptcy of said Bobby Terrell Wilson and Patricia Ann Wilson, Debtors.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, her heirs, successors and assigns forever.

This deed is given subject to any and all liens against the real estate.

*BEING THE SAME PROPERTY CONVEYED TO BOBBY T. WILSON BY WARRANTY DEED FROM SAM N. YOUNG AND WIFE, EVELYN H. YOUNG OF RECORD AT INSTRUMENT NO. 20000905-0087577 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2000.

MIP 61-15-23[redacted]

TAI

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed on the day and year first above written.

Gary D. Boyn, as and only as
Trustee in Bankruptcy of
Bobby Terrell Wilson and Patricia Ann Wilson

STATE OF INDIANA
SS
COUNTY OF ELKHART

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of June, 2012, personally appeared Gary D. Boyn, known to me to be the Trustee of the bankruptcy estate of Bobby Terrell Wilson and Patricia Ann Wilson, Debtors, who, for and on behalf of said bankruptcy estate, being duly authorized so to do, acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

MARILYN R. YODER
NotaryPublic
Residing in St. Joseph County
State of Indiana

My Commission Expires:
DEC 20 2017

Prepared by the law office of Warrick & Boyn, LLP by Gary D. Boyn

NEW OWNER:
CANDACE AVERY
961 CALDWELL LANE
NASHVILLE, TN 37024

SEND TAX BILLS TO:
NEW OWNER



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,000.00.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF AUGUST 2012.

MY COMMISSION EXPIRES: 7-8-12

EXHIBIT TO DEED

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
SOUTH BEND DIVISION

IN RE:
BOBBY TERRELL WILSON
PATRICIA ANN WILSON,
Debtors.

CASE NO. 10-32631
Chapter 7/1p

ORDER AUTHORIZING SALE OF REAL PROPERTY

DATED at South Bend, Indiana this MAY 23 2012.

Gary D. Boyn, Trustee, having filed his Application for Authority to Sell Real Property, notice having been given to creditors, and no objections having been filed, and the Court being duly advised in the premises,

IT IS HEREBY ORDERED that Gary D. Boyn, Trustee, is hereby authorized to sell, by Trustee's quit claim deed and subject to liens, property located at 3901 Baxter Avenue, Nashville, Tn 37216. The Trustee is hereby authorized to accept One Thousand and 00/100 dollars ($1,000.00) on behalf of the bankruptcy estate's interest in said real estate

IT IS FURTHER ORDERED, that Trustee file a report of sale with this Court following the sale of said real property.

Harry C. Dees, Jr.
Judge, U.S. Bankruptcy Court