Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 08/01/12

BILL GARRETT, Davidson County
Trans:T20120088649 ORDER
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Attest:
A True Copy
Certified this 11/20/12
U.S. Bankruptcy Court
By K. Parise
Deputy Clerk

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

IN RE:	
EFFAT ABBASI	CASE NO. 11-12683-RM3-7
Debtor	
ROBERT H. WALDSCHMIDT, TRUSTEE,	
Plaintiff	
v.	ADVERSARY PROCEEDING NO. 12-90069
AHMED DERAKHSHAN	
Defendant	

AGREED ORDER RESOLVING SUMMARY JUDGMENT AND ADVERSARY PROCEEDING

Upon the agreement of the parties, as evidenced by the signatures below, and it further appearing that the Defendant has elected not to contest the relief being sought by the Trustee, and for other cause to the Court shown;

IT IS HEREBY ORDERED that the transfer of the interest in the real property at 447 Moss Trail, Goodlettsville, Tennessee, on October 25, 2010, from the Debtor to the Defendant, Ahmed Derakhshan, is hereby AVOIDED pursuant to 11 U.S.C. §544(b), §548, and §550.

IT IS FURTHER ORDERED that title to the real property at 447 Moss Trail, Goodlettsville, Tennessee (a complete property description of which is attached as Exhibit 1

to this Order) be, and is hereby established and vested solely in the name of "The Bankruptcy Estate of Effat Abbasi (Case No. 11-12683-RM3-7)", subject to administration in accordance with Title 11.

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

APPROVED FOR ENTRY:

/s/ Robert H. Waldschmidt
ROBERT H. WALDSCHMIDT, #4657
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/s/ Steven L. Lefkovitz
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EXHIBIT A

TRACT 1:

Being Lot No. 43 on the Plan of Goodlettsville Heights Subdivision, Section 2, a plan of which is of record in Book 1424, page 121, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 220 feet on the east side of Moss Trail Road and runs back 168.2 feet on the north line and 219.1 feet on the south line, and shows 225.04 feet on the rear line.

TRACT 2:

A tract or parcel of land situated in the City of Goodlettsville, Tenth Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the easterly margin of Moss Trail Road, the same being located N 1 deg. 05 min. E and 60 feet from the northwest corner of Lot No. 43 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Plat Book 1424, page 12, in the Register's Office for Davidson County, Tennessee; thence S 88 deg. 58 min. E along the common line of the land conveyed to C. Earl Bullock, of record in Book 4529, page 910, said Register's Office, a distance of 153.67 feet to a point on the west margin of L & N Railroad; thence with said railroad right-of-way S 12 deg. 29 min. E 6414 feet to the northeast corner of Lot No. 43 of said subdivision; thence with the north line of same N 88 deg. 55 min. W 166.2 feet to a point on the east margin of Moss Trail Road, the same being the northwest corner of said Lot 43; thence along the margin of Moss Trail Road. N 1 deg. 05 min. E 60 feet to the point of beginning

INCLUDED BUT EXPRESSLY EXCLUDED from the above described property is property conveyed by Deed of record in Book 9247, page 761 and by Instrument of Correction filed in Book 9367, page 911 and Second Instrument of Correction to Warranty Deed filed in Book 9597, page 793, all in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Effat Abbasi by deed from David W. Gaw and Dorsey H. Tynes, filed of record in Book 11105, Page 602, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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.