Prepared By:
Clarity Title, LLC.
100 Hazel Path C
Hendersonville, TN 37075
615-448-6494

Grantor's Address:
716 Carmel Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 06/18/13 12:07 9 pgs
Fees:48.00 Taxes:207.20
**20130618-0062125**

New Owner &
Send Tax Bills to
Pete Luboff
121 Garrett Dr.
Goodlettsville, TN 37072

Map and Parcel
052020101200

## Trustee's Deed

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, I, Derek A. Henderson, Trustee in the Bankruptcy Estate of SteadiVest, LLC, Case No. 09-01013 EE of the United States Bankruptcy Court for the Southern District of Mississippi pursuant to an Order entered in said case and jointly administered related cases dated January 4, 2013(attached herewith as Exhibit "A"), granting Derek A. Henderson, Trustee, authority to sell the property of the Debtor's estate free and clear of liens, interests, encumbrances, and claims, as "Grantor", do hereby sell, grant, and convey, unto Pete Luboff and Pat Luboff, as "Grantee", the following land and property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 27, on the east 25 feet of Lot No. 26 and the west 37.5 feet of Lot No. 28, Block "C", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County.

Being the same property conveyed to Jackson Property Liquidators, LLC on 08/31/2007 by deed from Robert Evans Lee, filed for record on 09/21/2007 in Instrument No. 20070921-0113278, in the Register's Office for Davidson County, Tennessee. *

It is agreed and understood that the taxes for the current year have been prorated as of this date and the Grantee assumes and agrees to pay the same as they become due and payable. By agreement, the current year's taxes have been prorated based on the prior year's assessment.

This conveyance is subject to any and all recorded building restrictions, and specifically set forth in this instrument, rights of way, easements or mineral reservations applicable to the above described property. This property is conveyed "as is, where is" condition without warranty, expressed or implied.

Witness our signatures, this the 5th day of June, 2013.

*This property is being conveyed by Derek A. Henderson as Trustee pursuant to the Order attached herewith as "Exhibit A", titled "Order Granting Trustee's Motion to Approve Auction and for Authority to Sell Assetts Free and Clear of Liens, Interest, Encumbrances and Claims" for the Bankrupcy Case No. 09-01013 EE in the United States Bankruptcy Court for the SOuthern District of Mississippi RE: Steadivest, LLC fka Jackson Property Liquidators, LLC (consolidating Case No. 09-01823 EE).

Derek A. Henderson, Trustee for the bankruptcy Estate of SteadiVest, LLC, Case No. 09-01013 EE in the United States Bankruptcy Court for the Southern District of Mississippi, pursuant to Order and Final Judgment entered January 4, 2013

STATE OF Mississippi
COUNTY OF Hinds

Personally came and appeared before me, the undersigned authority in and for the said county and state, on this 5th day of June, 2013, within my jurisdiction, the within named Derek A. Henderson, Trustee for the bankruptcy Estate of SteadiVest, LLC, Case No. 09-01013 EE in the United States Bankruptcy Court for the Southern District of Mississippi, pursuant to Order and Final Judgment entered January 4, 2013, who acknowledged that he executed the above and foregoing instrument after first being authorized so to do.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 46214 PAULINE T. JESTER Commission Expires July 11, 2016 MADISON COUNTY

State of TN
County of Sumner

The actual consideration for this transfer is $56,000.00.

Affiant

Sworn and subscribed before me on this 5th day of June, 2013.

Notary

My commission expires: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**IN THE UNITED STATES BANKRUPTCY COURT**
**FOR THE SOUTHERN DISTRICT OF MISSISSIPPI**

**IN RE:** **BANKRUPTCY PROCEEDING**

**STEADIVEST, LLC** **CASE NO. 09-01013 EE**

**CONSOLIDATED WITH:**

**STEADIVEST DEVELOPMENT, LLC**
**f/k/a JACKSON PROPERTY LIQUIDATORS, LLC**
**CASE NO. 09-01823 EE**

**STEADIVEST CAPITAL, LLC**
**f/k/a TACTICAL FINANCIAL SOLUTIONS, LLC**
**CASE NO. 09-01824 EE**

**MTW INVESTMENT FINANCING, LLC**
**CASE NO. 09-01825 EE**

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**ORDER GRANTING TRUSTEE'S MOTION TO APPROVE AUCTION AND FOR AUTHORITY TO SELL ASSETS FREE AND CLEAR OF LIENS, INTEREST, ENCUMBRANCES AND CLAIMS**

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THIS MATTER COMES before the Court upon Motion to Approve Auction and for Authority to Sell Assets Free and Clear of Liens, Interests, Encumbrances and Claims filed by Derek A. Henderson, the Trustee (Docket No. 763). After reviewing the facts and considering the same, the Court finds that after notice to creditors and parties in-interest, no objections have been filed and the Motion is well taken and should be granted. The Trustee asserts as follows:

1.

The Court has jurisdiction over this matter pursuant to 28 U.S.C. §1334 and 28 U.S.C. §157. This matter is a core proceeding.

2.

On March 23, 2009, Steadivest, LLC filed its petition under Chapter 11 of the United

States Bankruptcy Code before the United States Bankruptcy Court for the Southern District of Mississippi. On May 15, 2009, the case was converted to Chapter 7. Derek A. Henderson was appointed the Chapter 7 Trustee ("Trustee").

3.

On May 27, 2009, SteadiVest Development, LLC f/k/a Jackson Property Liquidators, LLC filed its petition under Chapter 7 of the United States Bankruptcy Code before the United States Bankruptcy Court for the Southern District of Mississippi. Derek A. Henderson was appointed the Chapter 7 Trustee.

4.

On May 27, 2009, SteadiVest Capital, LLC f/k/a Tactical Financial Solutions, LLC filed its petition under Chapter 7 of the United States Bankruptcy Code before the United States Bankruptcy Court for the Southern District of Mississippi. Derek A. Henderson was appointed the Chapter 7 Trustee.

5.

On May 27, 2009, MTW Investment Financing, LLC filed its petition under Chapter 7 of the United States Bankruptcy Code before the United States Bankruptcy Court for the Southern District of Mississippi. Derek A. Henderson was appointed the Chapter 7 Trustee.

6.

On January 12, 2012, the Court entered its Order Consolidating Cases (Steadivest, LLC Docket No. 598). All cases are collectively referred to as "Debtors" or "Steadivest".

7.

At the time of the filing of the bankruptcy petition, the Debtors were the owners of certain real property including, but not limited to, the following:

Hinds County, MS

1247 Adkins Boulevard, Jackson, MS 39211
4246 West Capitol Street, Jackson, MS 39209
111 Carolyn Avenue, Jackson, MS 39209
2211 Castle Hill Drive, Jackson, MS 39204
728 Combs Street, Jackson, MS 39204
1445 Dianne Drive, Jackson, MS 39204
2822 Eagleside Drive, Jackson, MS 39212
2403/45 Georgetown Avenue, Jackson, MS 39213
3719 John Adams Road, Jackson, MS 39213
4730 Kings Highway, Jackson, MS 39206
222 Lea Circle, Jackson, MS 39204
4746 Norway Drive, Jackson, MS 39206
3457 Norwood Avenue, Jackson, MS 39212
5761 Old Canton Road, Jackson, MS 39211
5859 Old Canton Road, Jackson, MS 39211
5802 Orchardview Drive, Jackson, MS 39211
2557 Paden Street, Jackson, MS 39204
2635 Revere Street, Jackson, MS 39212
3464 Rosemary Avenue, Jackson, MS 39212
1416 Second Avenue, Jackson, MS 39203
2632 Shannon Street, Jackson, MS 39212
4943 Westwood Drive, Jackson, MS 39209
4548 Whitehaven Drive, Jackson, MS 39204
1863 Willaneel Drive, Jackson, MS 39204
1444 Wooddell Drive, Jackson, MS 39212

Polk County, FL

702 Plumosa Drive, Indian Lake Estates, FL 33855
910 Tropicana Drive, Indian Lake Estates, FL 33855
1117 Calendula Drive, Indian Lake Estates, FL 33855
909 Orchid Drive, Indian Lake Estates, FL 33855

Escambia County, FL

203 Citrus Street, Pensacola, FL 32506
710 N. Kirk Street, Pensacola, FL 32505
708 N. Kirk Street, Pensacola, FL 32505
5604 E. Shore Drive, Pensacola, FL 32505
6308 Dallas Avenue, Pensacola, FL 32526
7961 Hilburn Road, Pensacola, FL 32514
2605 W. Fisher Street, Pensacola, FL 32505

Jefferson County, AL

Arrowhead Drive
Forest Drive
Alden Avenue
6th Street NE
83rd Street
4th Avenue S
1513 9th Avenue S, Birmingham, AL 35205
Beverly Drive
3rd Place NW
Fulton
1333 17th Way SW, Birmingham, AL 35211
1424 46th Street, Birmingham, AL 35208
8300 5th Avenue N, Birmingham, AL 35206
5517 Avenue O, Birmingham, AL 35208
933 Five Mile Road, Birmingham, AL 35215
224 McCormick Avenue, Birmingham, AL 35215
516 17th Terrace NW, Center Point, AL 35215
1608 1st Street NW, Center Point, AL 35215
7801 5th Avenue S, Birmingham, AL 35206
1610 42nd Street, Birmingham, AL 35208
3403 Doris Circle
663 Johnston Avenue
266 Dexter Avenue,
1925, 1927, 1929 James
1712 Park Avenue
3146 Sleepy Hollow Drive, Birmingham, AL 35215
632 SW St. Charles Ct.
1920 SW St. Charles Ct.
2801 Pike Avenue

Montgomery County, AL

3631 Kelly Lane, Montgomery, AL 36105
410 Arthur Street, Montgomery, AL 36107

Shelby County, TN

3604 Holland Drive, Memphis, TN 38127
806 Newell Street, Memphis, TN 38111

Nashville, TN

1810 Branch Street, Nashville, TN 37216
1023 Sharpe Avenue, Nashville, TN 37206

716 Carmel
330 Pullen Avenue, Nashville, TN 37207

Georgia

5364 Flat Shoals Parkway, Decatur, GA 30034
2070 Hilburn Drive, Atlanta, GA 30316
973 Rays Road, Stone Mountain, GA 30083

(hereinafter "Subject Property").

8.

The Trustee requests authority from the Court to conduct a public auction for the sale of the Subject Property. The Subject Property is to be sold "As Is, Where Is".

9.

On December 3, 2012, the Trustee filed his Motion to Approve Auction and for Authority to Sell Assets Free and Clear of Liens, Interests, Encumbrances and Claims. After notice to creditors and parties-in-interest, no objections have been filed.

10.

The Trustee requests authority from the Court to sell the Subject Property free and clear of liens, interest, encumbrances, and claims to the highest bidder. Any liens shall attach to the sales proceeds to the same extent and priority. The purchase price is fair and reasonable and is in the best interest of the bankruptcy estate.

11.

The Trustee requests the Court to find that any bidder be considered a good faith purchaser pursuant to §363(m) of the United States Bankruptcy Code.

12.

The Trustee further requests authority from the Court to execute deed or other documentation required to consummate the sales.

THEREFORE, IT IS ORDERED that the Trustee's Motion to Approve Auction and for Authority to Sell Assets Free and Clear of Liens, Interests, Encumbrances and Claims is hereby granted. The Trustee is authorized to conduct a public auction for the sale of the Subject Property. The Trustee is authorized to sell the Subject Property free and clear of liens, interests, encumbrances and claims except for real property taxes pursuant to §363 of the United States Bankruptcy Code to the highest bidder. Any liens shall attach to the sales proceeds to the same extent and priority.

IT IS FURTHER ORDERED that the highest bidder shall be considered a good faith purchaser pursuant to §363(m) of the United States Bankruptcy Code.

IT IS FURTHER ORDERED that the Trustee is authorized to execute any deed or other appropriate documentation required to consummate the sale. The Trustee is authorized to pay closing costs, fees and the applicable real property taxes at the closings of the property.

IT IS FURTHER ORDERED that a separate final judgment shall be entered.

SO ORDERED.

Edward Ellington
United States Bankruptcy Judge
Dated: January 4, 2013

Submitted by:

DEREK A. HENDERSON, MSB #2260
TRUSTEE AND ATTORNEY OF THE TRUSTEE
1765-A Lelia Drive, Suite 103
Jackson, Mississippi 39216
(601) 948-3167
derek@derekhendersonlaw.com

Certificate of Authenticity

I, Chloe Martin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Chloe M

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Chloe Martin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Q N C

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.