BILL GARRETT, Davidson County
Trans:T20140091250 DEEDWARR
Recvd: 12/05/14 13:15 5 pgs
Fees:28.00 Taxes:27.75
20141205-0111725

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

Address New Owner:
Joe Rockett
4287 Maxwell
Antioch, TN 37013

Send Tax Bills To:
SAME
222 Bonifay Dr.
Smyrna, TN 37167

Map/Parcel No.
Map 176.00, Parcel 040.00

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

IN RE: CHERYL GILLESPIE ROBERSON, Debtor.	CASE NO. 13-03112-KL3-7 CHAPTER 7 JUDGE KEITH M. LUNDIN

TRUSTEE'S DEED

For and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO 00/100 ($7,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Michael Gigandet, Trustee for the Bankruptcy Estate of CHERYL GILLESPIE ROBERSON, Case No. 13-03112-KL3-7, in the United States Bankruptcy Court for the Middle District of Tennessee, hereby bargains, sells and conveys unto JOE ROCKETT, the debtor's interest in a 4.63 acre tract owned by the debtor and the co-tenant owner, located on Maxwell Road, Davidson County, Tennessee; Tax Map 176.00, Parcel 040.00, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Newby Subdivision, of record in Book 5190, Page 439, Register's Office of Davidson County, Tennessee, together with adjoining tracts, as described according to a survey of John McCormick as follows: Beginning at a point in the south line of Maxwell Road at the northeast corner of the Edward Newby property (Book 4798, Page 75); thence south 85 deg. 45 min. east 268 feet to a point, being the NE corner of said Lot No. 1; thence south 3 deg. 10 min. west 1168 feet to an iron pin; thence north 85 deg. 15 min. west 306.5 feet to an iron pin; thence north 4 deg. 55 min. east 1166.5 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is the following:

Land in Davidson County, Tennessee, being Parcels 34 and 39 of Tax Map 176 according to a survey by Roy Dale, #12983, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated March 6, 2007 and more particularly described as follows: Beginning at a point in the south line of Maxwell Road at the northeast corner of the Selena and Gregory Julia property (Instrument Number 20051227-0153643); thence south 85 deg. 45 min. east a distance of 268 feet to a point; thence south 3 deg. 10 min. west a distance of 603 feet to a point; thence north 77 deg. 25 min. west a distance of 290.2 feet to a point; thence north 4 deg. 55 min. east a distance of 561.2 feet to the point of beginning and containing 3.02 acres more or less.

Being a portion of the property acquired by William E. Roberson and wife, Cheryl G. Roberson, by instrument of record in Book 9149, page 167, Register's Office of Davidson County, Tennessee. William Edward Roberson conveyed his interest to Cheryl G. Roberson by instrument of record in Book 10192, page 515, Register's Office of Davidson County, Tennessee. She subsequently conveyed the property to herself and her son, Joseph Davis Rockett, III, by instrument of record in Book 10940, page 142, Register's Office of Davidson County, Tennessee. Joseph Davis Rockett, III reconveyed his interest to Cheryl Roberson by instrument of record in Instrument No. 20050302-0022830, Register's Office of Davidson County, Tennessee.

This property is shown on the tax records of Davidson County, Tennessee, as MAP 176.00, PARCEL 040.00.

TO HAVE AND TO HOLD all of my interest in the real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title and interest thereto belonging to the CHERYL GILLESPIE ROBERSON, her successor and assigns forever. Grantor conveys said property pursuant to an order authorizing the sale of this real estate entered on October 17, 2014, the trustee's amended second motion of sale having been previously sent to all creditors and parties in interest on October 6, 2014. 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 4 day of December, 2014.

Michael Gigandet, Chapter 7 Trustee
for the Bankruptcy Estate of

CHERYL GILLESPIE ROBERSON
Case No. 13-03112-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 4th day of December 2014.

Janet Butler Gigandet
Notary Public

JANET BUTLER GIGANDET STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 4-24-2017

STATE OF TENNESSEE)
COUNTY OF Cheatham)

This actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Affiant

Subscribed and sworn to before me
this 4th day of December, 2014.

Janet Butler Gigandet
Notary Public

JANET BUTLER GIGANDET STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission expires: 4-24-2017

Exhibit A

Keith M. Lundin
U.S. Bankruptcy Judge
Dated: 10/16/2014

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

IN RE: CHERYL GILLESPIE ROBERSON, Debtor.	CASE NO. 13-03112-KL3-7 CHAPTER 7 JUDGE KEITH M. LUNDIN

ORDER TO SELL PROPERTY

Upon the notice and amended motion of Michael Gigandet, the Chapter 7 trustee, to sell the debtor's interest in a 4.63 acre tract owned by the debtor and the purchaser, located on Maxwell Road, Davidson County, Tennessee; Tax Map 176, Parcel 40.00, notice having been given pursuant to LR 9013-1, and no objection filed thereto within the time required;

It is therefore **ORDERED, ADJUDGED and DECREED** that the trustee's motion to sell the debtor's interest in a 4.63 acre tract owned by the debtor and the purchaser, located on Maxwell Road, Davidson County, Tennessee; Tax Map 176, Parcel 40.00, free and clear of liens shall be and is hereby granted.

ENTERED this the _____ day of _____, 2014.

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 Street
Pleasant View, TN 37146
Phone: (615) 746-4949

Fax: (615) 746-4950
michael@mgigandet.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.

TN145183