Prepared by:
JAMES A. WAECHTER
WALT, DYER & JAMES, ATTYS
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

SEND TAX BILLS TO:
Leader Federal Savings & Loan
158 Madison Avenue
Memphis, Tennessee 38103

BOOK 6320 PAGE 609

T R U S T E E'S D E E D

THIS INSTRUMENT made and entered into on this the 14th day of June, 1984, by and between JAMES A. WAECHTER, TRUSTEE, appointed Substitute Trustee, of record in Book 6274, Page 714, in the Register's Office of Davidson County, Tennessee, Party of the First Part, and Leader Federal Savings & Loan Association Party of the Second Part.

W I T N E S S E T H

WHEREAS, by deed of trust dated October 24, 1982, and of record in Book 5959, Page 846, in the Register's Office of Davidson County, Tennessee, John C. Moulton, unmarried, conveyed to Leader Enterprises, Inc., hereinafter described real estate to secure to Leader Federal Savings And Loan Association, the payment of one note in the sum of $ 34,000.00, and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the Party of the First Part to sell said property, as proveded by said deed of trust, the Party of the First Part did, by publication in The Nashville Record, advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the Party of the First Part offered said property for sale at the front door of the Davidson County Courthouse, Nashville, Tennessee, after receiving competitive bids, sold said property to Leader Federal Savings & Loan Association at the price of ($37,678.70) (Thirty Seven THousand Six Hundred Seventy Eight and 70/100 Dollars) this being the highest, last and best bid.

NOW THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Thirty Seven THousand Six Hundred Seventy Eight and 70/100 Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and does hereby sell,

transfer and convey unto Party of the Second Part, its/their successors/ heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being the easterly 200 feet of lot No. 7 on the plan of R.M. Dudley's Subdivision of Blocks "A" and "B" of record in Book 974, page 8, Register's Office for Davidson County, Tennessee. Said property fronts 50 feet on the westerly margin of Riverside Boulevard, now known as Riverside Drive and extends back between parallel lines 200 feet to an alley.
>
> Being the same property conveyed to John C. Moulton by deed of record in Book 5715, page 725, said Register's Office and also the same property conveyed to Roy L. Edrington and wife, Wilma Dean Edrington by deed of record in Book 6062, page 199, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto the Party of the Second Part, its/their successors/heirs and assigns, in fee simple, forever, but subject to any or all rights or equity of redemption.

THIS CONVEYANCE IS MADE subject to all unpaid taxes.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby transfer assign and set over unto the PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as TRUSTEE, but no further or otherwise.

WITNESS my hand this the 14 day of June, 1984.

James A. Waechter
Substitute trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, JAMES A. WAECHTER, TRUSTEE, with whom I am personally acquainted and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, is the 14th day of June, 1984.

My Commission Expires: 7/18/87

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is $ 37,673.70 .

Affiant

SUBSCRIBED and sworn to before me this the 14th day of June, 1984.

Notary Public

My Commission Expires: 7/18/87

I 30637

IDENTIF. REFERENCE

JUN 21 10 45 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37678.70- CAMT.	
			98.02 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	107.52-
			6798A06/21/84 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 30637

IDENTIF. REFERENCE

JUN 21 10 46 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0046045