FORM NO. WD-1

Improved Property known as
1500 Meridan Street

BOOK 6432 PAGE 607

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,885.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November 1984

Notary Public

MY COMMISSION EXPIRES: 4-2-87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite C-301 2002 Richard Jones Rd. Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leader Federal (NAME)	Leader Federal Savings & Loan (NAME)	
158 Madison Ave (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	Map 71-11
Memphis, Tennessee 38103 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	Par 276

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

THIS INSTRUMENT made an entered into on this the 13th day of November, 1984, by and between JAMES A. WAECHTER, TRUSTEE, appointed Substitute Trustee, of record in Book 6381, page 191, in the Regiter'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 March 12, 1982, and of record in Book 5865, page 789, in the Register's Office of Davidson County, Tennessee, RALPH A. ENGLAND, conveyed to Leader Enterprises Inc., the hereinafter described real estate to secure to Leader Federal Savings & Loan Association, the payment of one note in the sum of $12,890.40, 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 provided 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 $8,885.62 Eight Thousand Eight Hundred Eighty Five & 62/100---------- this being the highest, last and best bid.

11/26 29.64- CHECK

3496

NOW THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of Eight Thousand Eight Hundred Eighty Five & 62/100 Dollars cash in hand paid, the recept 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 seccessors/ heirs and assigns, forever, the following described tract or parcel of land, to-wit: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the resubdivision of part of Lot 14, John Woodard Lands, Book 5060, p 131: Beginning at a point in the westerly margin of Meridian Street, common corner of Lots No. 1 and 2; thence with said margin, South 4 deg. 53' 04" West 63.50 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, southwestwardly 39.27 feet to an iron pin in the northerly margin of Gatewood Avenue; thence with said margin, North 85 deg 06' 56" West 83.16 feet to an iron pin; thence North 4 deg. 47' 26" East 83.50 feet to a point, common corner of said Lots No. 1 and 2; thence with the line between said two lots, eastwardly 108.27 feet to the point of beginning.

Being part of the same property conveyed to Ralph England by deed from Jasper Lee Pippin and wife, Margaret Capps Pippin of record in Book 5159, page 347, said Register's Office for Davdison County, Tennessee.

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 13th day of November, 1984.

James A. Waechter
Substitute Trustee

Substitute Trustee

5 4 5.0 T. IDENTIF. REFERENCE
NOV 28 11 34 AM '84
DAVIDSON COUNTY, TN

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 an official seal at Nash., Tennessee is the 13th day of November, 1984. My Commission Expires: 4-17-87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6432 PAGE 609

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
			8885.62- CAMT.	
			23.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	29.64-
9496A	11/26/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 4 5 0

IDENTIF. REFERENCE

Nov 26 11 34 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0087472