Address of New Owner
Leader Federal
158 Madison Ave
Memphis, TN 38103

Send tax bill to:
Same

Map 033-10
Par 27

BOOK 6495 PAGE 299

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

THIS INSTRUMENT made and entered into on this 13th day of February, 1985, by and between James A. Waechter, Trustee, appointed Substitute Trustee by instrument of record in Book 6440, page 441 at the Register's Office for 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 January 22, 1982 and of record in Book 5844, page 648 in the Register's Office for Davidson County, Tennessee, W.L. Simpkins Jr. and wife Catherine Simpkins conveyed to Leader Enterprises, Inc., Trustee, the hereinafter described real estate to secure to Leader Federal Savings & Loan Association the payment of one note in the amount of $95,200.00, 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 provided by said deed of trust, the Party of the First Part did, by publication in THe Nashville Record, advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours, the Party of the First offered said property for sale at the front door of the court house in Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to Leader Federal Savings & Loan Association at the price of $107,305.78 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $107,305.78 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 tracts of land, to wit:

02/19 388.48- CHECK

3214

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

mail

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Section One, Ridge Mont Estates, of record in Book 5050, page 73, Register's Office for said County.

Said Lot No. 22 fronts 120.00 feet on the northerly margin of Woodshire Drive and extends back 415.9 feet on the easterly line and 522.3 feet on the westerly line to a broken line in the rear, measuring 255.62 feet thereon.

Being the same property conveyed to W.L. Simpkins, Jr., and wife, Catherine Simpkins by deed from Ridgemont Corporation of record in Book 5712, page 529, Register's Office for Davidson County.

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

ANY PARTY OF THE FIRST PART, as TRUSTEE does hereby transfer assign and set over unto 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 not further or otherwise.

WITNESS MY HAND this the 13th day of February, 1985.

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 [redacted], Trustee, the within named bargainor, with whom I am personally acquainted and who acknowledged that the execution of the within instrument was for the purposes therein contained.
Witness my hand and offical seal at Nashville, Tennessee on this 13 day of February, 1985.

My commission expires: 4-19-87

Robin D. Taylor
notary

State of Tennessee)
County of DAVIDSON)

The actual consideration for this transaction, or its value is 107,305.77

affiant

Subscribed and sworn to before me this 13th day of February, 1985.

Robin D. Taylor
notary public

My commission expires: 4-19-87

I-83956

IDENTIF. REFERENCE

FEB 19 4 10 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6495 PAGE 302

FOR _____

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

107305.78- CAMT,
278.98 CSTAX
.50 PRFEE
9.00 WDE' D
CHECK 280.48-
2214A02/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

183956

IDENTIF. REFERENCE

FEB 19 4 10 PM '86

REGISTER
DAVIDSON COUNTY, TN

No. 109581