Address of New Owner:
Leader Federal
168 MADISON Ave
MEMPHIS. TN 38103

Send Tax Bills to:
same

Map 94-01
Par 24Y

BOOK 6495 PAGE 303

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 III, Trustee, appointed Substitute Trustee by instrument of record in Book 6469, page 828 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 June 18, 1984 and of record in Book 6323, page 949 in the Register's Office for Davidson County, Tennessee, Mickey G. Morris and wife, Janie Darlene Morris 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 $12,531.60, 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 $7,892.09 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $7,892.09 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 20.04- CHECK

2215

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Mabelle Subdivision as of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 23 fronts 49.5 feet on the westerly side of South 13th Street and runs back between lines, 138.5 feet on the northerly line and 136.4 feet on the southerly line to an alley in the rear on which it measures 49.7 feet.

Being the same property conveyed to Mickey G. Morris and J. Darlene Sanders by deed from Blazer Financial Services, Inc., of record in Book 5891, Page 626, Register's Office of Davidson 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 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.

AND 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 thirteenth day of February, 1985.

James A. Waechter, III
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 III, 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

notary

State of Tennessee)
County of DAVIDSON)

The actual consideration for this transaction, or its value is 79209

affiant

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

notary public

My commission expires: 4-19-87

Prepared by:

WAIT, PYLER & JAMES, ATTYS
2002 RICHARD JONES RD. SUITE C-301
NASHVILLE, TN. 37215

Mail

I.B 3 9 5 7

IDENTIF. REFERENCE

FEB 19 A 12 PM '85

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6495 PAGE 306

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

7892.09- CAMT.
20.54 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 30.04-
2215A02/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 9 5 7

IDENTIF. REFERENCE

FEB 19 4 12 PM '86

REGISTER
DAVIDSON COUNTY, TN

No. 109582