Prepared by...

Address of New Owner:

Leader Federal
158 Madison Ave.
Memphis, Tn. 38103

Send Tax Bills To:

same

Map 3D2
Par. 62.04

46-12-29

BOOK 6581 PAGE 836

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

THIS INSTUMENT made and entered into on this 10th day of June, 1985, by and between Leader Enterprises, Inc., Trustee, appointed Trustee by instrument of record in Book 6248, page 889, 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 March 9, 1985 and of record in Book 6248, page 889 in the Register's Office for Davidson County, Tennessee, Leticia C. Thomas, unmarried, 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 $68,300.00 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 $74,822.07 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $74,822.07 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hickory Bend, Section 1, of record in Book 3300, page 38, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leticia C. Thomas, unmarried by deed from Spring Realtors, Inc. of record in Book 6248, page 896, Register's Office for 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 Part of the Second Part, its/their successors/heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of 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 10th day of June, 1985.

Leader Enterprises, Inc., Trustee
By: James A. Waechter,
Authorized Agent

Prepared by

BOOK 6581 PAGE 838

State of Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for the State and County aforesaid, the within named James A Anderson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the duly authorized agent of Leader Enterprises, Inc., Trustee, and that he, as such duly authorized agent of Leader Enterprises, Inc., Trustee, being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing the name of Leader Enterprises, Inc., Trustee by the said James A Anderson as such duly authorized agent.

Witness my hand and offical seal at Nashville, Tennessee, on this 10 day of June, 1985.

My commission expires: 4-19-87 Robin R. Taylor
NOTARY

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $74,822.07.

affiant

Subscribed and sworn to before me this 10 day of June, 1985.

my commission expires: 4-19-87 Robin R. Taylor
NOTARY

Prepared By:

Walt, Dyer & James, Attorney
2002 Richard Jones Road C-300
Nashville, Tn. 37215

address new owner as follows:	send tax bills to:	Map
Leader Federal	same	Par
158 Madison Avenue		
Memphis, Tn. 38103		

IDENTIF. REFERENCE
JUN 19 2 49 PM 1985
DAVIDSON COUNTY, TN
J 12908

5090 06/13 703.50- CHECK

Prepared by...

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6581 PAGE 839

CO -CONVEYANCE
MD -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			74822.07-	CAMT.
			194.48	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	203.98-
8090A	06/13/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 9 0 8

IDENTIF. REFERENCE

JUN 13 2 49 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 144519