BOOK 5866 PAGE 408

87-7
331

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

THIS INSTRUMENT entered into this 23rd Day of May, 1986 by and between Leader Enterprises, Inc., Trustee, appointed Trustee by Instrument of Record in Book 6191, page 508, at the Register's Office for Davidson County, Tennessee, Party of the First Part, and Leader Federal Savings and Loan Association, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by Deed of Trust dated Dec. 5, 1983 and of record in Book 6191, page 508, in the Register's Office for Davidson County, Tennessee, William K. Jones and wife, conveyed to Leader Enterprises, Inc., Trustee, the hereinafter described property to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of $48,000.00 and

WHEREAS, default having been made in the payment provided for in the 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 legal hours, the Party of the First Part offered said property for sale at the front door of the court house in Nashville, Davidson County, Tennessee, after receiving bids at public outcry, sold the property to Leader Federal Savings and Loan Association at the price of $46,750.00 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH, THAT FOR AND IN CONSIDERATION of the sum $46,750.00 cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this date 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 of real estate, to wit:

Land in Davidson County, Tennessee, being lot number 13 on the plan of Eastland Oaks, Section 2, as of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Metropolitan Housing II, Ltd., by Deed of record in Book 6242, page 929, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of real estate together with all the improvements thereon and the appurtenances thereto 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 statutory or equitable redemption rights, if any.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby transfer agains 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 title as fully as it is authorized to do so as trustee but not further or otherwise.

WITNESS MY HAND this 23rd day of May, 1986.

Leader Enterprises, Inc., Trustee

BY: _____

James A. Waechter, authorized agent

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. Waechter, 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 foregoing instrument for th purposes therein contained by signing the name of Leader Enterprises, Inc., Trustee by the said James A. Waechter as such duly authorized agent.

Witness my hand and offical seal at Nashville, Tennessee, on this 23 day of May, 1986.

My Commission Expires: 4/19/87

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 46,750.00.

Affiant

Subscribed and sworn to be before me this 23 day of May 1986.

My Commission Expires: 4/19/87

Notary Public

Prepared by:

Walt, Dyer & James, Attys.
Suite 130 One Burton Hills Blvd.
Nashville, Tennessee 37215

Address New Owner As Follows:	Send Taxe Bills to:	Map Parcel
Leader Federal	same	
158 Madison Ave		83-7
Memphis, TN 38103		331

03944

IDENTIFICATION REFERENCE

MAY 23 1 10 PM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

$ 350.25

PMP

2324-2326 Oak Ct
Nashville, 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

46750.00- CAMT.
181.42 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 130.92-
7785A05/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03944

IDENTIFICATION REFERENCE

MAY 23 | 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251527