Address of New Owner:

Leader Federal
158 Madison Ave
Memphis, Tn. 38103

Send Tax Bills to:

Same

Map 83-9

Par 402

BOOK 7340 PAGE 958

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 1st day of September, 1987, by and between Leader Enterprises, Inc., Trustee appointed Trustee by instrument of record in book 5862, page 32, 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.

WITNESSETH

Whereas, by Deed of Trust dated March 19, 1982 and of record in Book 5865, Page 32 in the Register's Office for Davidson County, Tennessee, Joanne Ramsey conveyed to Leader Enterprises, Inc., Trustee the hereinafter described real estate to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of $33,650.00 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 Davidson County, Tennessee, after receiving competitive bids, sold said property to Leader Federal Savings and Loan Association at the price of $ 38,386.39 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 38,386.39 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. 15 on the Plan of Subdivision of A. V. S. Lindsley 29 acre tract, of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly margin of Woodland Street, formerly Chadwell Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John D. Rupinski by deed from Lawrence D. Wilson, Trustee, of record in Book 5349, Page 318, 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 Party 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, and deeds of trust, 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 1st day of September, 1987.

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 1st day of September, 1987.

My Commission Expires: 5.18.89

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 38,356.39 .

Affiant

Subscribed and sworn to be before me this 1st day of September 1987.

My Commission Expires: 3/9/87

Notary Public

MAIL

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

Address New Owner As Follows:
Leader Fed'l
158 Madison Ave
Memphis, TN 38103

Send Taxe Bills to:
Same
mortgage - ccc

Map 83-9
Parcel 402

61251

IDENTIFICATION REFERENCE

SEP 1 12 34 PM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 961

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

38386.32- CANT.
107.52 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 117.02-
796/A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61251

IDENTIFICATION REFERENCE

SEP 1 12 34 PM '87

DAVIDSON COUNTY, TN

No. 11750