Address of New Owner:

Leader Federal
158 Madison Ave.
Memphis, Tn. 38103

Send Tax Bills to:

Same

Map 91-8

Par 75

TRUSTEE'S DEED

BOOK 7340 PAGE 962

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 6264, page 972, 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 April 3, 1984 and of record in Book 6264, Page 972 in the Register's Office for Davidson County, Tennessee, Frances Biles, an unmarried woman 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 $18,414.72 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 $ 11,844.37 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $11,844.37 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:

Being Lot No. 53 on the Plan of L. H. Davis' Subdivision of Lot No. 41 in Clifton, of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the easterly side of 43rd Avenue North, formerly Douglas Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frances M. Biles by deed of record in Book 4898, Page 50, and also being the same property conveyed to James M. Council and wife, Deborah J. Council by deed from Frances M. Biles of record in Book 6602, Page 97, 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

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: 3/8/89

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 11,884.37 .

Affiant

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

My Commission Expires: 3/8/89

Notary Public

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

Address New Owner As Follows:
Leader Federal
158 Madison Ave
Nashville, TN 37201

Send Taxe Bills to:
Same
Mailing - Same

Map 91-7
Parcel 7

61252

IDENTIFICATION REFERENCE

SEP 1 12 34 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7340 PAGE 965

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

11804.47- CAMT.
3[illegible].37 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 42.82-
7968A09701787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61252

IDENTIFICATION REFERENCE

SEP 1 12 34 PM '87

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

No. 11751