Address of New Owner:
Leader Federal Savings & Loan Assoc.
P. O. Box 3410
Memphis, TN 38101-3410

Send Tax Bills to:
Same

Map 81-7
Par 440

BOOK 7452 PAGE 687

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 19th day of January, 1988, by and between Leader Enterprises, Inc., Trustee appointed Trustee by instrument of record in book 6409, page 724, 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 October 1, 1984 and of record in Book 6409, Page 724 in the Register's Office for Davidson County, Tennessee, Johnnie Blackman and wife, Sarah C. Blackman 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 $ 11,011.20 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 and Loan Association at the price of $ 6,871.97 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 6,871.97 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 the southerly one-half of Lot No. 39 on the Plan of Williams and Valentino's Subdivision of Lots 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, Page 33, of the Chancery Court at Nashville. Said part of said lot fronts 40 feet on the westerly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines, with northerly margin of an unnamed street, 150 feet to an alley.

BEING the same property conveyed to Johnnie Blackman and wife, Sarah C. Blackman by deed from Ferrell N. Jeanette and wife, Gloria V. Jeanette of record in Book 3811, Page 419, 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 19th day of January, 1988.

Leader Enterprises, Inc., Trustee

BY: Legally Called for the Trustee [signature] auth agt

James A. Waechter
authorized agent

98922

IDENTIFICATION REFERENCE

JAN 20 1 36 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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 19th day of January, 1988.

My Commission Expires: 5/8/91

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 6,871.97 .

Affiant

Subscribed and sworn to be before me this 19th day of January 1988.

My Commission Expires: 5/8/91

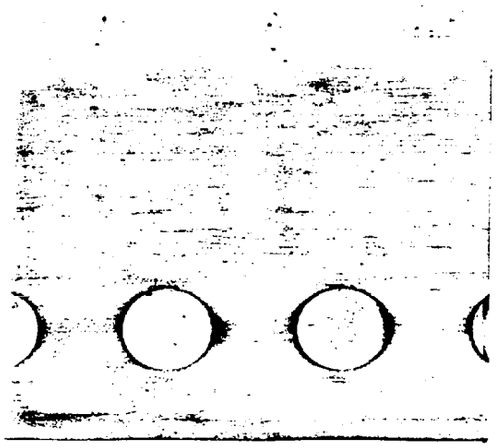
Notary Public

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 Savings & Loan Assoc	same	81-7
P. O. Box 3410		440
Memphis, TN 38101-3410		

OFFICIAL RECEIPT

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



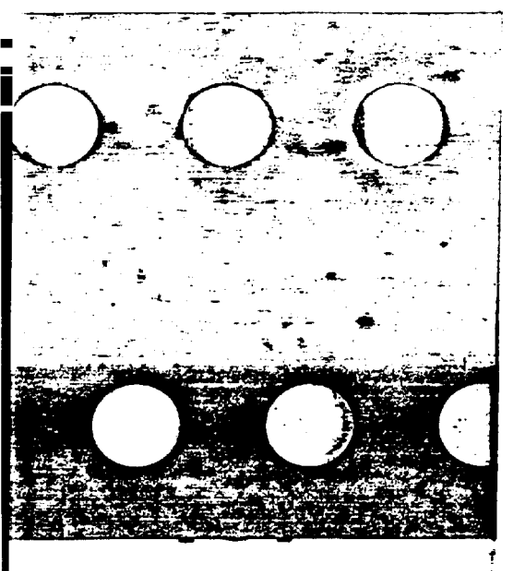
RECEIVED OF _____

FOR _____

BOOK 7452 PAGE 690

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



CAMT 6871.97
CON TX 13.32
~~R EE 0.50~~
WDEED 9.00
TOTAL 28.82
CHECK 28.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 9 2 2

IDENTIFICATION REFERENCE

JAN 20 1 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

20/88 01 13:40 0001 9820

No. 54767