FILE BOX 61

Address of New Owner:

Leader Federal Savings & Loan Assoc.
P. O. Box 2926
Memphis, TN 38101-2926

Send Tax Bills to:

Same

Map 120

Par 00

BOOK 7493 PAGE 649

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 11th day of March, 1988, by and between Leader Enterprises, Inc., Trustee appointed Trustee by instrument of record in book 6157, page 910, 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 12, 1983 and of record in Book 6157, Page 910 in the Register's Office for Davidson County, Tennessee, William Louis Mertens, unmarried 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 $ 15,414.00 and

1988 03 17 0101 03CHECK 30.75

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 $ 7,557.58 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 7,557.58 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:

A survey made July 4, 1973, by L. C. Petty, Registered Land Surveyor, Tennessee Registry No. 55, and described in said survey as follows:

BEGINNING at an iron pipe in the center of a private road, thence along the center of said private road North 41 deg. 06' 31" East 236.20 feet to an iron pipe; thence North 81 deg. 22' 98" East 465.11 feet to an iron pipe; thence South 13 deg. 15' West 672.64 feet to an iron pipe; thence North 41 deg. 06' 31" East 236.20 feet to the point of beginning, containing 5 acres, more or less.

BEING the same property conveyed to William Louis Mertens by deed from Jack N. Mankin and wife, Donalene R. Mankin, not of record but of which Jack N. Mankin and Donalene R. Mankin have actual notice, and further, being the same property conveyed to Jack N. Mankin and wife, Donalene R. Mankin by deed from William Louis Mertens, unmarried of record in Book 7321, Page 928, 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 11th day of March, 1988.

Leader Enterprises, Inc., Trustee
Leader Enterprises, Inc., Trustee

By: James A. Waechter as authorized agent

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 11th day of March, 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 $ 7,557.58.

Affiant

Subscribed and sworn to be before me this 11th day of March 1988.

My Commission Expires: 5/8/91

Notary Public

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

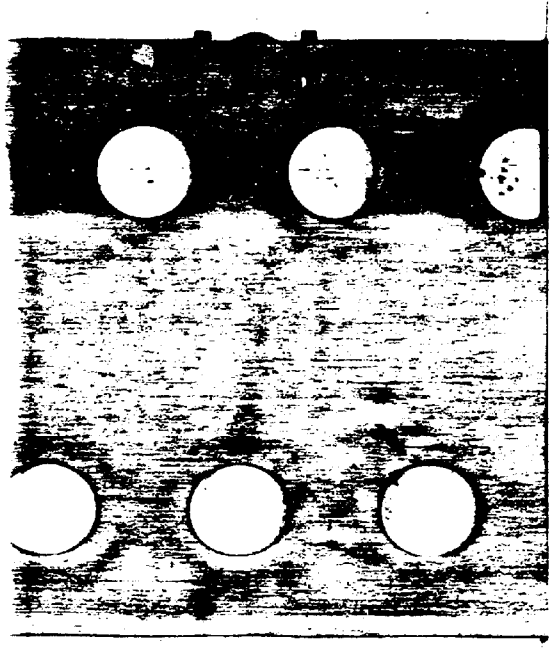
Return: FILE BOX 61

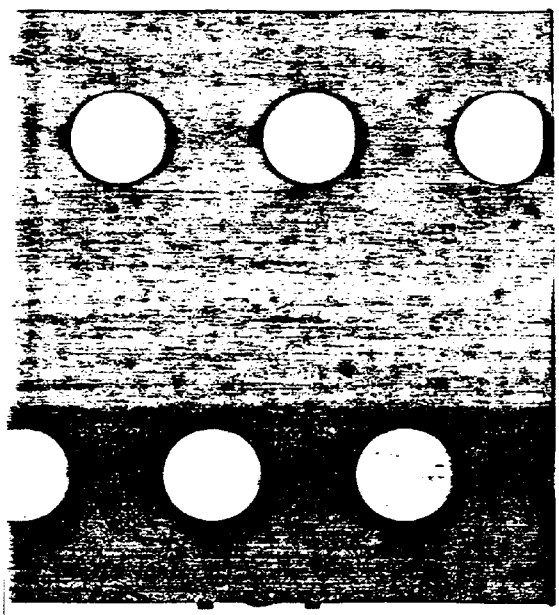
Address New Owner As Follows:	Send Taxe Bills to:	Map Parcel
Leader Federal Savings and Loan Assoc	same	112-00
P. O. Box 2926		
Memphis, TN 38101-2926		

IDENTIFICATION REFERENCE

MAR 17 2 42 PM '88
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

13607





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7493 PAGE: 652

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 7557-58
CON TX 21-28
PRFEE 0-50
WDEED 9.00
TOTAL 30.78
CHECK 30-78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13607

IDENTIFICATION REFERENCE

MAR 17 2 42 PM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 71662