Address of New Owner:
Leader Federal Savings and
Loan Association
P. O. BOX 1860
Memphis, Tn. 38103-1860

Send Tax Bills to:
Same

Map 155-3-A
Par 24 CO

BOOK 7766 PAGE 946

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 6th day of FEBRUARY, 198 9, by and between LEADER ENTERPRISES, INC., TRUSTEE appointed Trustee by instrument of record in book 6624, page 443, 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 AUGUST 2, 1985 and of record in Book 6624, Page 443 in the Register's Office for Davidson County, Tennessee, JOSEPH T. FAIR and wife, NANCY M. FAIR 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 $ 90,250.00 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 Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION at the price of $ 73507.35 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 73507.35 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 NUMBER 41 on the PLAN OF ROLLING RIVER ESTATES, SECTION 1, AS OF RECORD IN BOOK 4860, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH T. FAIR AND WIFE, NANCY M. FAIR BY DEED FROM JOHN D. LEGG AND WIFE, TERRILANE S. LEGG, OF RECORD IN BOOK 6624, page 453, SAID REGISTER's OFFICE.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and the apputrenances thereunto belonging, unto PARTY OF THE SECOND PART, its/their successors/ heirs and assigns, forever, in fee simple, 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 6th day of February, 1989.

LEADER ENTERPRISES, INC., TRUSTEE

BY: _____
James A. Waechter, authorized agent

07023.

FEB 6 12 54 PM '89

4879 02/06 0101 03CHECK 252.05

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 6th day of February, 1989.

My Commission Expires: 5/8/1991

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 73507.35.

Affiant

Subscribed and sworn to be before me this 6th day of February 1989.

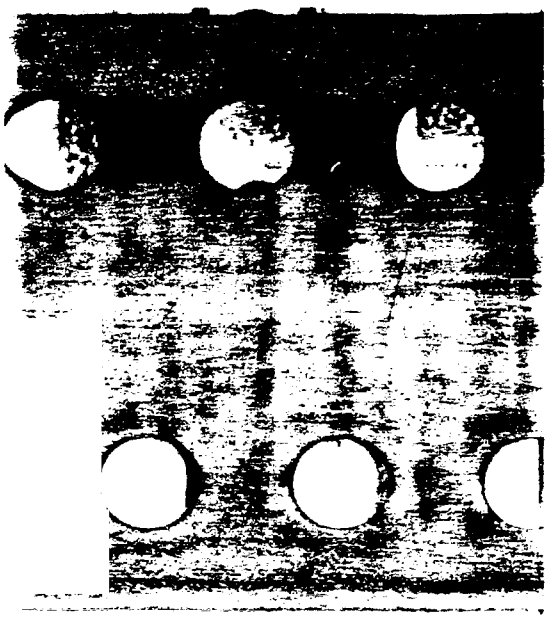
My Commission Expires: 5/8/1991

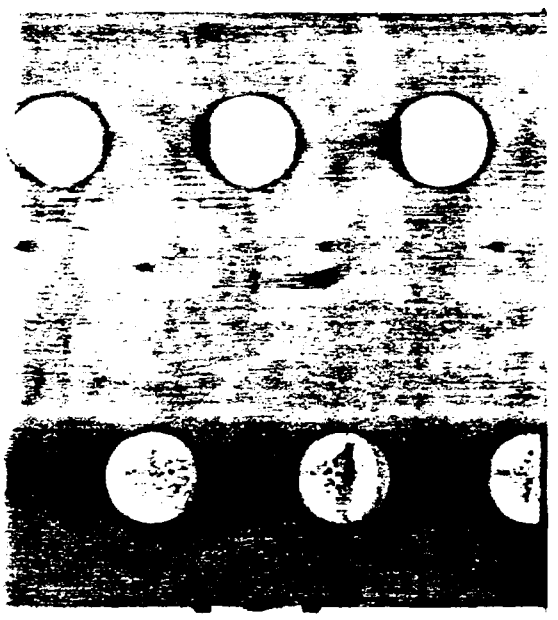
Notary Public

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 155-3-A Parcel 24CO
Leader Federal Savings and Loan Association	same	
P. O. BOX 1860		
Memphis, Tennessee 38103-1860		

Address of property: 109 Rolling River Court; Nashville, Tn 37221





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 949

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 73507.35

CON TX 242.55

PRFEE 0.50

WDEED 9.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 252.05

CHECK 252.05

02/06/89 01 12:56 0001 4879

07023.

IDENTIFICATION

FEB 6 12 54 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 179373