Address of New Owner: Send Tax Bills to: Map

Same Par

BOOK 7805 PAGE 759

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 31 day of March, 1989, by and between Leader Enterprises, Inc. appointed Trustee by instrument of record in book 7391, page 261, 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 21, 1987 and of record in Book 7391, Page 261 in the Register's Office for Davidson County, Tennessee, Ernest F. Simmons, Jr. and Ruby Simmons 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 $ 7,855.68 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 South 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 $ 5,696.34 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 5,696.34 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. 740, Parkwood Estates, Section 4, as of record in Book 1300, page 79 and 80, Register's Office for Davidson County, to which plan reference is herein made for a more complete description of meter and bounds.

And also being the same property conveyed to Ernest F. Simmons, Jr. and wife, Ruby Simmons by deed of record, Book 5032, page 270, 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 31st day of March, 1989.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc., Trustee

By: _____

James A. Waechter
authorized agent

20905

MAR 31 12 03 PM '89

1031 03/31 0101 03CHECK 28.31

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 31 day of March, 1989.

My Commission Expires: 11/12/89

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 5,696.34 .

Affiant

Subscribed and sworn to be before me this 31 day of March 198 .

My Commission Expires: 11/12/89

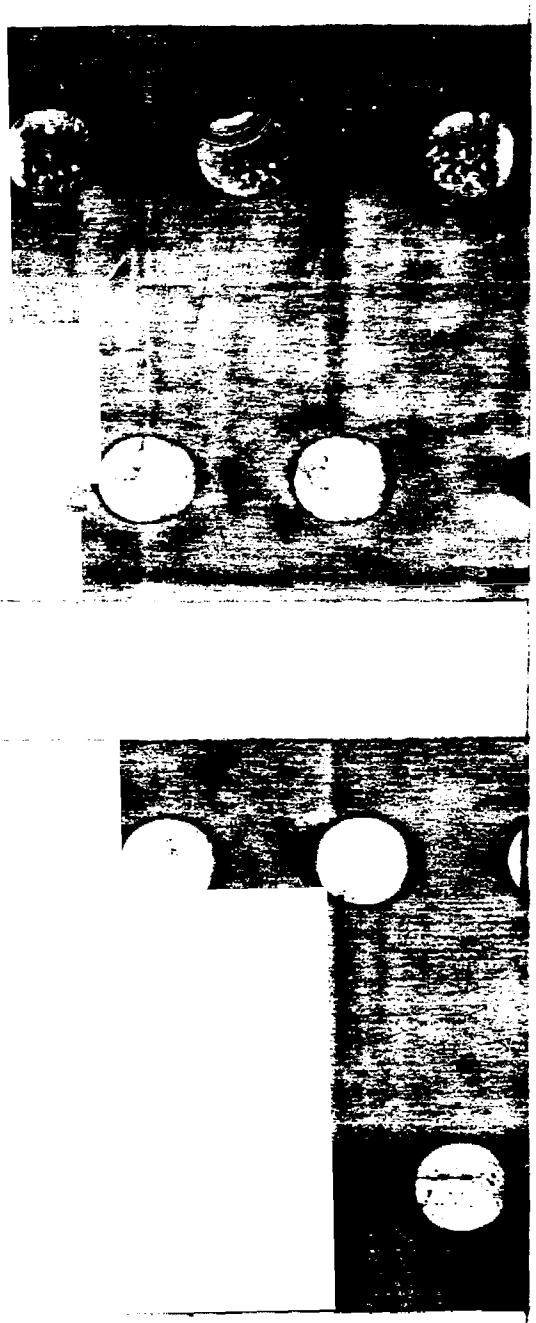
Notary Public

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

Box 61

Address New Owner As Follows:	Send Taxe Bills to:	Map Parcel
Leader Federal Savings and Loan Assoc.	Same	50-10-40
PO BOX 1860		
Memphis, Tn		

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7805 PAGE 762

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 5696.34
CON TX 18.81
PRFEE 0.50
WDEED 9.00
TOTAL 28.31
CHECK 28.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/31/89 01 13:05 0001 1031

20905

IDENTIFICATION REFERENCE

Mar 31 12 03 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 195496