FILE BOX 61

Address of New Owner: | Send Tax Bills to: | Map 50-7

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, Tennessee 38101

Same

Par 32

BOOK 7883 PAGE 631

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 7th day of July, 1989, by and between Leader Enterprises, Inc. appointed Trustee by instrument of record in book 7159, page 128, at the Register's Office for Davidson County, Tennessee, Party of the First Part and Leader Federal Bank for Savings Party of the Second Part.

WITNESSETH

Whereas, by Deed of Trust dated March 5, 1987 and of record in Book 7159, Page 128 in the Register's Office for Davidson County, Tennessee, Bond & Bond Builder's, Inc. conveyed to Leader Fnterprises, Inc. the hereinafter described real estate to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of $ 164,400.00 and

3076 07/07 0101 03CHECK 213.94

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 Davidson County, Tennessee, after receiving competitive bids, sold said property to Leader Federal Bank for Savings at the price of $ 61,817.63 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 61,817.63 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:

47504

Jul 7 12 11 PM '89

Lot 230 on the plan of Village by the Creek Subdivision, Section 6, as of record in Book 6250, page 438, Register of Davidson County.

Being the same property conveyed to Bond & Bond Builder's Inc., by deed from Earheart Realty and Construction Company, Inc., of record in Book 7128, page 761, 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 7th day of July , 1989.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: J. A. Waechter 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 epurposes 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 7th day of July, 1989.

My Commission Expires: 1/12/89

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 61,817.63 .

Affiant

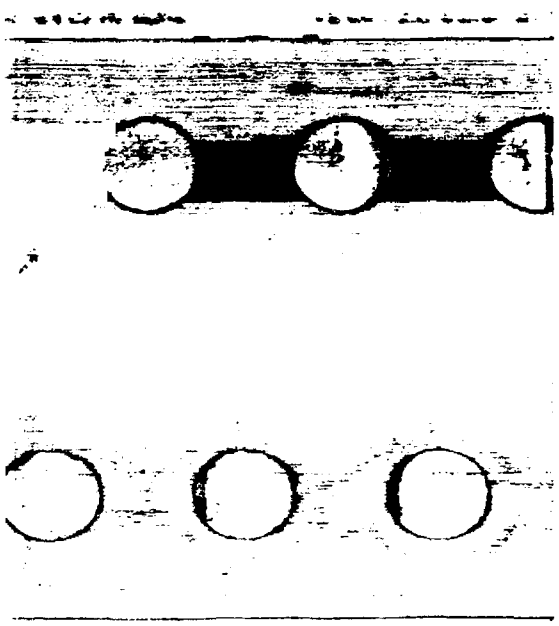
Subscribed and sworn to be before me this 7th day of July 1989.

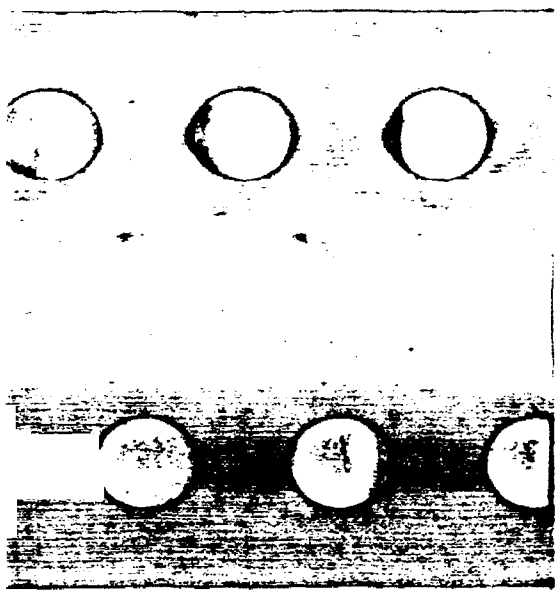
My Commission Expires: 1/12/89

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 Bank for Savings	SAME	50-7-32
P.O. Box 1860		
Memphis, Tennessee 38101		





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7883 PAGE 634

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 61817.63
				CON TX 203.94
				PRFEE 1.00
				MDEED 9.00
				TOTAL 213.94
				CHECK 213.94

07/07/89 01 12:14 0001 3076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47504

IDENTIFICATION

JUL 7 12 11 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 226787