This instrument prepared by:
Joseph R. Prochaska
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Bo/411

ALEX E. [illegible]
DAVIDSON COUNTY, TN
19 4 02 PM 1989

TIE REFERENCE

0569

Address New Owner as Follows:

The Leader Mortgage Company
c/o Kary E. Peoples
1015 Euclid Avenue, Rm 650
Cleveland, Ohio 44115

Send Tax Bills To: Same

Map and Parcel No.: 162-16-A 64 CO

Field Book 05DU-62918

SUCCESSOR TRUSTEE'S DEED

BOOK 7892 PAGE 935

This instrument made and entered into as of 13th day of July, 1989, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 9th day of June, 1986, of record in Book 6891, page 869, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") Frances C. Hobt, conveyed to W. Richard Husband, Trustee, the hereinafter described real estate, to secure payment to Covenant Mortgage Corporation of a Note dated June 9, 1986, in the original principal amount of Forty Thousand Dollars ($40,000.00) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Covenant Mortgage Corporation to The Leader Mortgage Company by an Assignment of Deed of Trust of record in Book 6926, page 850, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty days notice was given of such default to Frances C. Hobt, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note, The Leader Mortgage Company, appointed Joseph R. Prochaska to serve as Successor

Trustee in place of W. Richard Husband in accordance with the terms of said Deed of Trust, by an instrument of record in Book 7851, page 17, Register's Office for said County; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 10:30 a.m. on July 13, 1989, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 22, 1989, June 29, 1989, and July 6, 1989, and sent a copy of such notice to Frances C. Hobt, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to The Leader Mortgage Company, at the price of Thirty-Nine Thousand Five Hundred Dollars ($39,500.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of Thirty-Nine Thousand Five Hundred Dollars ($39,500.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Leader Mortgage Company, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 19, Building 14, on the plan of Mill Creek Club, Section 1, Phase 1 as of record in Book 4860, Page 11, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Frances C. Hobt by deed from Wayne T. Stutts and wife, Linda Stutts, of record in Book 6891, page 866, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) A notice of Real Estate Lien filed by Hickory Hollow Condominium Association against Frances C. Hobt, to secure a judgment in the amount of $392.38, of record in Book 7258, page 974, Register's Office for Davidson County, Tennessee.

(3) Any mechanics' and materialmen's liens, filed or unfiled.

(4) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(5) Such easements and restrictions as may be applicable, including, but not limited to, (i) the Plan of Record in Book 4860, page 11, Register's Office for Davidson County, Tennessee, showing Unit 19, Building 14, on the Plan of Mill Creek Club, Section 1, Phase I; and (ii) certain conditions, restrictions, and covenants as of record in Book 4887, page 961, Register's Office for Davidson County, Tennessee, and in Book 4792, page 725, Book 5000, page 607, and Book 5101, page 809, said Register's Office.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims9or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Joseph R. Prochaska,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, PAMELA L. KITCHENS, a Notary Public of the State and County aforesaid, personally appeared JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 1989.

Notary Public

My commission expires: Jan. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

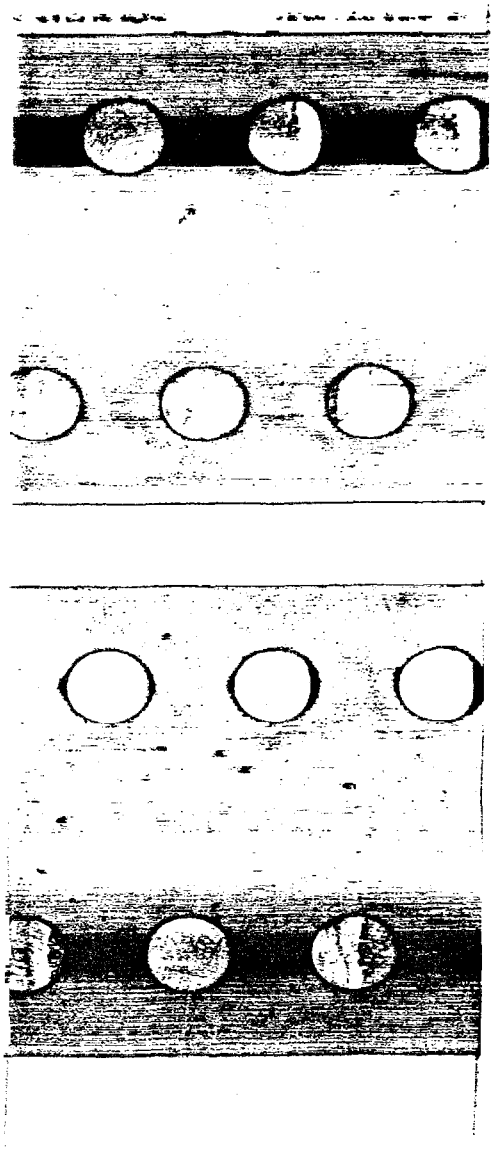
The actual consideration or value whichever is greater, for this transfer is Thirty-Nine Thousand Five Hundred Dollars ($39,500.00).

Affiant

Subscribed and sworn to before me this the 18th day of July, 1989.

Notary Public

My commission expires: Jan. 23 1993



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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 939

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 39500.00
				CON TX 130.35
				PRFEE 1.00
				TDEED 12.00
				ERR CO
				TDEED 12.00-
				WDEED 12.00
				TOTAL 143.35
				CHECK 143.35
			07/19/89 01	16:07 0001 6810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5056.9

IDENTIFICATION REFERENCE

JUL 19 4 02 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230462