FILE 61

Address of New Owner: Send Tax Bills to: Map 162-3-

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

Same

Par 257

9337 08/25 0101 03CHECK 224.17

TRUSTEE'S DEED BOOK 7923 PAGE 118

THIS INSTRUMENT made and entered into on this 25th day of August, 1989, by and between Leader Enterprises, Inc. appointed Trustee by instrument of record in book 6609, page 971, 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 July 17, 1985 and of record in Book 6609, Page 971 in the Register's Office for Davidson County, Tennessee, William E. Pugh, 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 $ 57,660.00 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 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 $ 64,931.63 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 64,931.63 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:

BEING Lot No. 194 on the Plan of Haywood Hills, Section 2, as of record in Book 4460, page 11, said 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 Michael Sparks and wife, Dianne S. Sparks by deed from William E. Pugh of record in Book 7162, page 519, 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 Pary 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 25th day of August, 1989.

Leader Enterprises, Inc., Trustee

By: Leader Enterprises, Inc. by its authorized agent
James A. Waechter
authorized agent

60805

IDENTIFICATION REFERENCE

AUG 25 12 59 PM '89

DAVIDSON COUNTY, TN

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 27 day of August, 1987.

My Commission Expires: 11/17/87

Notary Public

State of Tennessee)
)
County of Davidson)

The actual consideration for this transaction, or its value is $ 64,931.63 .

Affiant

Subscribed and sworn to be before me this 27 day of August 1987.

My Commission Expires: 11/17/87

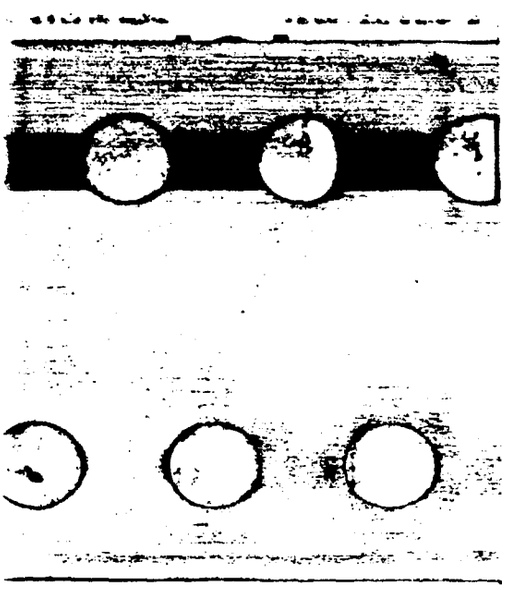
Notary Public

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

Address New Owner As Follows:
Leader Federal Bank for Saving
P.O. Box 1860
Memphis, Tennessee 38101-1860

Send Taxe Bills to:
SAME

Map 162-3-
Parcel 257



OFFICIAL RECEIPT

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

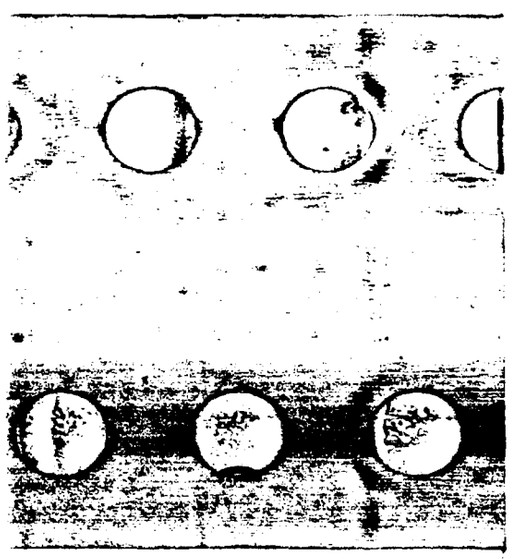
RECEIVED OF _____

FOR _____

BOOK 7923 PAGE 121

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	64931.63
CONV TX	214.17
PRFEE	1.00
WDEED	9.00
TOTAL	224.17
CHECK	224.17

60805

IDENTIFI REFERENCE

AUG 25 1 08 PM '89

FELIX Z. WILSON
DAVIDSON COUNTY, TN

08/25/89 01 13:01 0001 9337

No. 242559