file Book 61

Address of New Owner:
Leader Federal Bank for Savings
P. O. Box 1860
Memphis, Tennessee 38101

Send Tax Bills to:
Same

Map 92-2
Par 174

BOOK 7958 PAGE 740

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 11th day of October , 198 9, by and between Leader Enterprises, Inc. appointed Trustee by instrument of record in book 7193 , page 184 , 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 April 2, 1987 and of record in Book 7193 , Page 184 in the Register's Office for Davidson County, Tennessee, Wilma Rucker and husband Jesse Rucker conveyed to Leader Enterprises, Inc. the hereinafter described real estate to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of $ 52,159.00 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 $ 58,615.81 this being the highest, last and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of $ 58,615.81 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. 49 of Block 4 on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilma Rucker by deed of record in Book 7193, page 190, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtanances 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 11th day of October, 1989.

Leader Enterprises, Inc., Trustee

Leader Enterp Dr. Trust

BY: _____ atty-in-fact

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 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 11th day of October, 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 $ 58,615.81.

Affiant

Subscribed and sworn to be before me this 11th day of October 1989.

My Commission Expires: 11/12/89

Notary Public

4806 10/11 0101 03CHECK 203.38

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

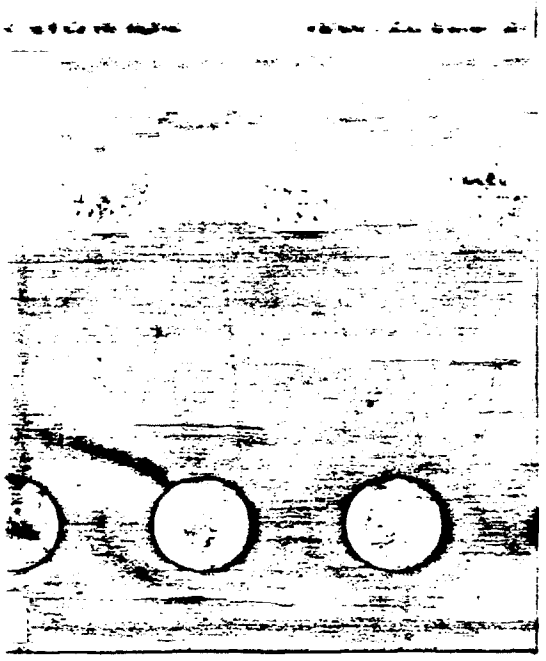
Address New Owner As Follows:	Send Taxe Bills to:	Map Parcel
Leader Federal Bank for Savings	same	92-2-174
P. O. Box 1860		
Memphis, Tennessee 38101		

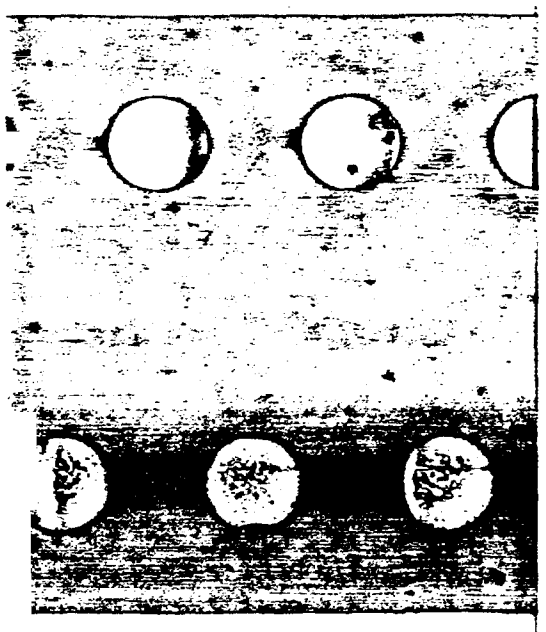
73257

IDENTIF. TREFERENCE

OCT 11 12 10 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 743

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 58615.81
CON TX 193.38
PRFEE 1.00
MDEED 9.00
TOTAL 203.38
CHECK 203.38
10/11/89 01 12:11 0001 4806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 3 2 5 7

IDENTIF. TREFERENCE

OCT 11 12 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256981