FILE BOX 61

ADDRESS OF NEW OWNER:
Leader Federal Bank for Savings
P. O. BOX 1860
Memphis, Tennessee 38101-1860

SEND TAX BILLS TO:
same

MAP: 141-12-B
PARCEL 84

BOOK 8001 PAGE 900

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 8th day of DECEMBER, 19 89, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6799, PAGE 792, at the Register's Office for DAVIDSON County, Tennessee, PARTY OF THE FIRST PART, and LEADER FEDERAL BANK FOR SAVINGS, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated March 4, 1986 and of record in BOOK 6799, PAGE 792, in the Register's Office for DAVIDSON County, Tennessee, conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of Ninety Six Thousand Six Hundred Fifty and 00/100 Dollars--$ 96,650.00; 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 the 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 and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the front door of the Court House in Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to Leader Federal Bank for SAvings, at the price of $ 102,124.42 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ 102,124.42, 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 tract or tracts of land, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT Number 96 on the plan of SOUTHAMPTON, PHASE 4, as of record in Plat Book 6250, Page 565, Register's Office for Davidson County, Tennessee.

This is real property known as 7133 Bay Cove Trail; Nashville, Tennessee.

Being the same property conveyed to Barbara Jean Boyd by deed from Fox Ridge Company, of record in Book 6799, page 801, said Register's Office.

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 aforementioned DEED OF TRUST and does hereby warrant title as fully as he is authorized to do as TRUSTEE but not further or otherwise. WITNESS OUR HAND THIS 8th day of DECEMBER, 1989.

LEADER ENTERPRISES, INC., TRUSTEE

BY: Leader Enterprises, Inc. Trustee
James A. Waechter
Authorized Agent

James A. Waechter
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notray public in and for the above stated County and State, the within named James A. Waechter, with whom I am personally acquainted, and who, upon his oath acknowledged himself to be the authorized agent of Leader Enterprises, Inc., Trustee, and being authorized to do so, acknowledged that he executed the forgoing instrument for the 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 8th day of December, 19 89.

NOTARY: _____ my commission expires: 11-27-93

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 102,124.42.

_____
AFFIANT

Subscribed to or sworn to before me this 8th day of December, 19 89.

Notary Public: _____ my commission expires: 11-27-93

PREPARED BY:

WALT, DYER & JAMES, ATTORNEYS
ONE BURTON HILLS BLVD. #130
NASHVILLE, TENNESSEE 37215

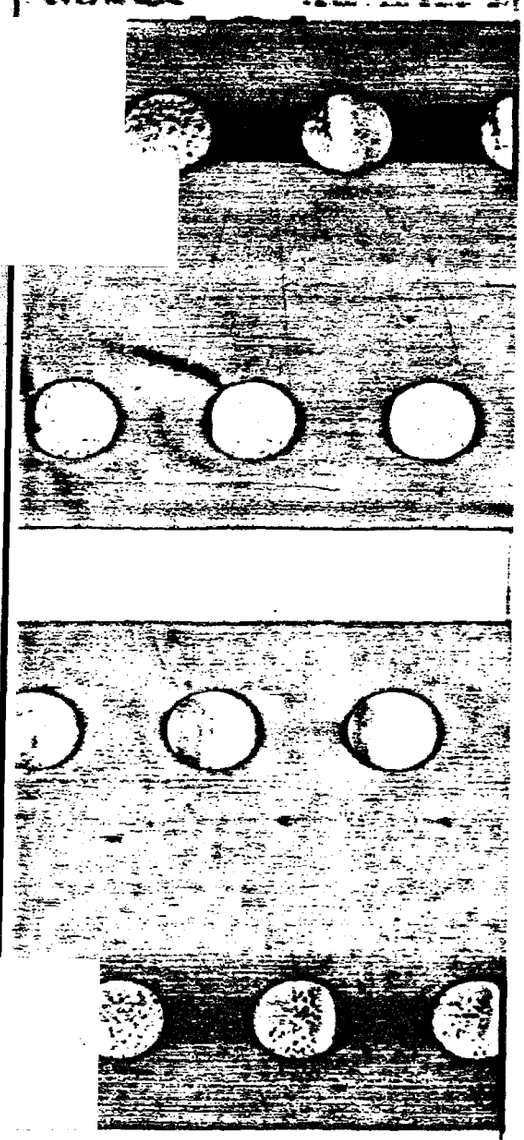
88128

IDENTIF. TREFERENCE

DEC 8 1 48 PM '89

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

3226 12/08 0101 03CHECK 346.93



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

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 903

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
				102124.42
				CON TX 336.93
				PRFEE 1.00
				WDEED 9.00
				TOTAL 346.93
				CHECK 346.93
12/08/89	01			13:46 0001 3226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8801 28

IDENTIF. TREFERENCE

DEC 8 1 48 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274413