FILE BOX 01

ADDRESS OF NEW OWNER:
Leader Federal Bank for Savings
P. O. Box 1860
Memphis, Tn. 38101

SEND TAX BILLS TO:
Same

MAP:
PARCEL
12DZ-15090

TRUSTEE'S DEED BOOK 8021 PAGE 253

THIS INSTRUMENT is made and entered into on this 8 day of January , 19 90 by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7147 , PAGE 991 , at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Leader Federl Bank for Savings , the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated Febuary 4,1986 and of record in BOOK 7147 , PAGE 991 , in the Register's Office for Davidson County, Tennessee, David B. Maxwell conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of Thirteen Thousand Three Hundred Nintey Two And 00/00 $ 13,392.00 ; 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 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 South 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 $8,497.70 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ 8,497.70 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 the westerly 68 feet, fron and rear, as shown on a survey made by Z. J. Wilkinson, Survey, dated October 27,1960.

SAID tract of land fronts 68 feet on the southerly side of Walton Lane and runs back between parrallel lines 300 feet to a dead line in the rear.

ALSO known as 3313 Walton Lane, Nashville, Tennessee.

BEING the same property conveyed to Woodland, Inc. by deed from Michael A. Jenkins and Alphonso Woodland of record in Book 7512, Page 192, 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 act over unto Party of the Second Part all of the convenants 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 8th day of January, 1990

Leader Enterprises, Inc., Trustee

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8021 PAGE 255

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 8 day of Jan, 1990.

NOTARY: _____ my commission expires: 7-27-93

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 8,497.70.

_____
AFFIANT

Subscribed to or sworn to before me this 8 day of Jan, 1990.

Notary Public: _____ my commission expires: 7-27-93

PREPARED BY:

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

FILE BOX 611

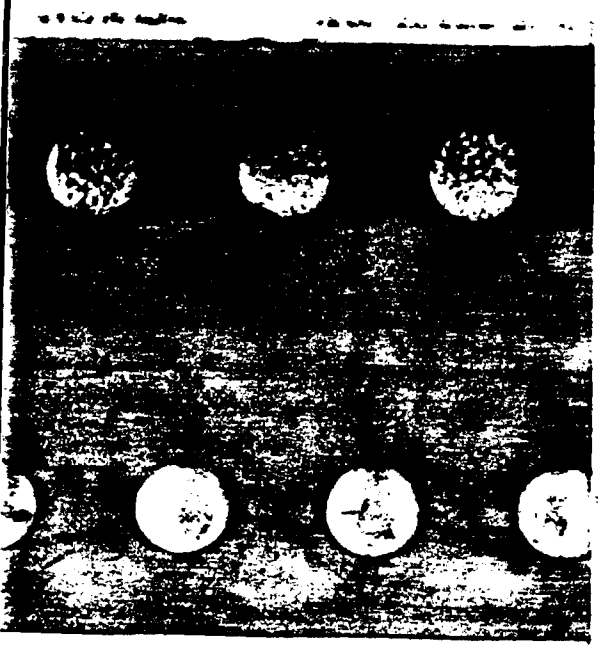
94662

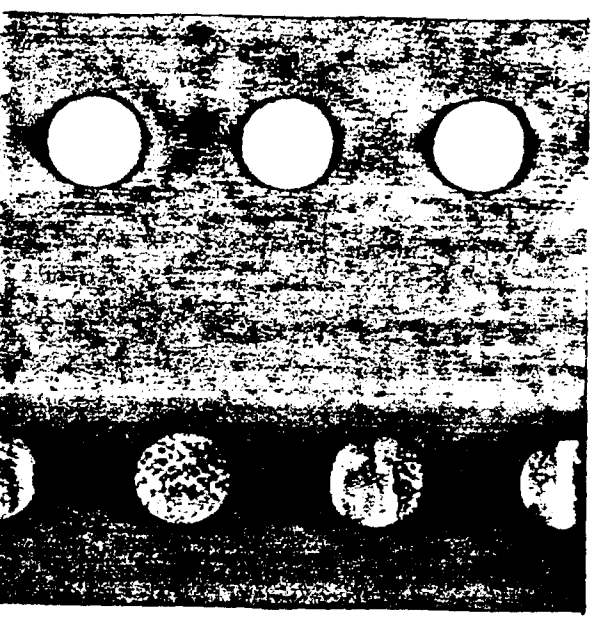
IDENTIFI REFERENCE

JAN 8 12 29 PM '90

DAVIDSON COUNTY, TN

RECEIVED FOR RECORD 1990 JAN 8 AM 10:15





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

RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 256

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 8497.70
CON TX 28.05
PRFEE 1.00
WDEED 9.00
TOTAL 38.05
CHECK 38.05

01/08/90 01 12:30 0001 1067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94662

IDENTIFT REFERENCE

JAN 8 12 29 PM '90

DAVIDSON COUNTY, TN

No. 282209