ADDRESS OF NEW OWNER:

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, TN 38101

SEND TAX BILLS TO:

same

MAP: 133-11-A

PARCEL 56 CO

BOOK 8024 PAGE 944

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 12th day of January, 1990, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6888, PAGE 406, 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 January 6, 1986 and of record in BOOK 6888, PAGE 406, in the Register's Office for Davidson County, Tennessee, Carol J. Schwartz conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of Thirty Nine Thousand Six Hundred Fifty & 00/100---$ 39,650.00; 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 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 $ 44,117.00 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $44,117.00 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 a certain condominium unit described as follows:

UNIT No. J-4 in a Horizontal Property Regime of Canterbury Hall Condominium of record in Plat Book 5200, Page 159, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 5440, Page 255, amended in Book 5441, Page 819, to which plan reference is made for a more complete description.

BEING the same as 500 Paragon Mills, Nashville, Tennessee 37211.

BEING the same property conveyed to Alford Ray Welch by deed from Carol J. Schwartz (Welstead) of record in Book 7771, Page 984, 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, unot 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 the 12th day of January, 1990.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: J. A. Waechter 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 day of Jan, 1990.

NOTARY: _____ my commission expires: _____

NOTARY PUBLIC AT LARGE

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 44,117.00.

_____
AFFIANT

Subscribed to or sworn to before me this 12 day of Jan, 1990

Notary Public: _____ my commission expires: _____

NOTARY PUBLIC AT LARGE

PREPARED BY:

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

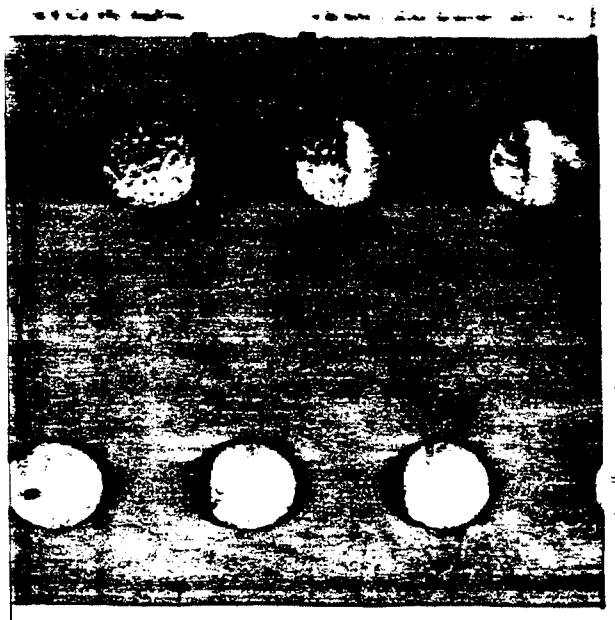
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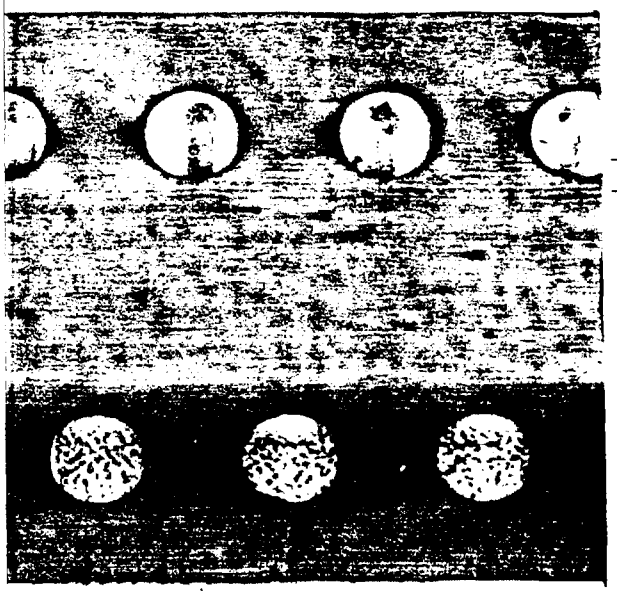
IDENTIFICATION REFERENCE

JAN 12 12 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2746 01/12 0101 03CHECK 155.53





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 947

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	44117.00
CON TX	145.53
PRFEE	1.00
WDEED	9.00
TOTAL	155.53
CHECK	155.53

01/12/90 01 12:11 0001 2746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.0.3 8.

IDENTIFICATION REFERENCE

JAN 12 12 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283861