FILE BOX 61

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, /
ONE BURTON HILLS BLVD., SU..
NASHVILLE, TN 37215

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

SEND TAX BILLS TO:
same

MAP: 90-12-0-A
PARCEL 1,2,3,4,5, 6,7,8,9,10,& 11

BOOK 8047 PAGE 255

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 16th day of February, 19 90, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7637, PAGE 820, 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 August 26, 1988 and of record in BOOK 7637, PAGE 820, in the Register's Office for Davidson County, Tennessee, Harbor Village Associates, LTD. conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of Two Thousand Eighty Six Thousand and 00/00---------- $286,000.00; 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 $226,709.01 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $226,709.01 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 known as UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on the plan of HARBOR VILLAGE, A condominium, as shown on the plat of Harbor Village, of record in Book 7675, page 832, which plat is EXHIBIT "B" to the Master Deed for Harbor Village, of record in Book 7675, page 804, Register's Office for Davidson County, Tennessee. Included shall be all common elements and amenities that are described in the said Master Deed.

This is property described formerly, and in the Deed of Trust, before the establishment of the Horizontal Property Regime as lots number 1 and 2 of Harbor View Estates, of record in Book 6200, page 681, said Register's Office.

Being the same property conveyed to Harbor Village Associates, LTD. by deed from Harbor View Associates, by deed of record in Book 7637, page 817, 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 convenants and warranties contained in the aforsaid 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 16th day of February, 1990

Leader Enterprises, Inc., Trustee

By: Leader Enterprises, Inc. Trustee
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 16 day of February, 19 90.

NOTARY: _____ my commission expires: 11-22-93

NOTARY PUBLIC AT LARGE

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 226,709.00.

_____
AFFIANT

Subscribed to or sworn to before me this 16 day of February, 19 90.

Notary Public: _____ my commission expires: 11-22-93

NOTARY PUBLIC AT LARGE

PREPARED BY:

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

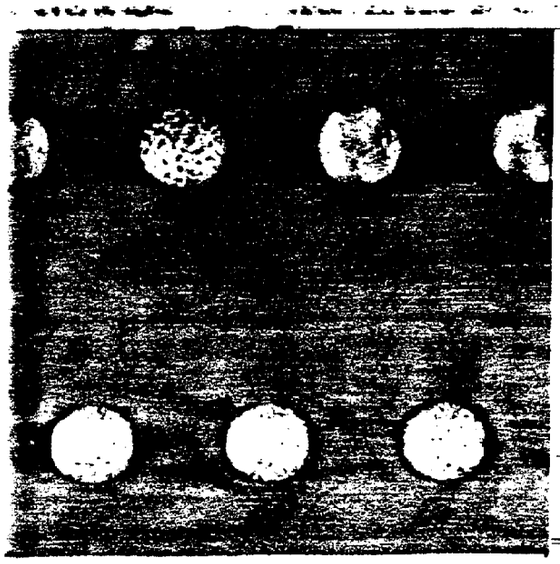
3605 02/16 0101 03CHECK 758.11

04439

IDENTIF. REFERENCE

FEB 16 12 16 PM '90

FELIX DAVIDSON COUNTY TN.



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

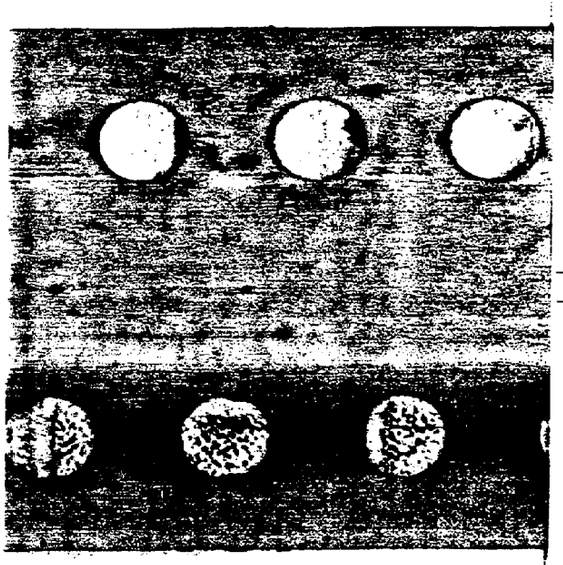
RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 258

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 226709.00
CON TX 748.11
PRFEE 1.00
MISC 9.00
TOTAL 758.11
CHECK 758.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/16/90 01 12:16 0001 3605

04439

IDENTIF. TREFERENCE

FEB 16 12 16 PM '90

FELIX Z. ... DAVIDSON COUNTY TN.

No. 293597