FILE BOX 61

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

SEND TAX BILLS TO:
same

MAP: 150-5
PARCEL 236

BOOK 8047 PAGE 313

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 6229, PAGE 252, 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 February 8, 1984 and of record in BOOK 6229, PAGE 252, in the Register's Office for Davidson County, Tennessee, Charles R. Parsona and wife, Wanda G. Parsons conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Savings & Loan Association the payment of one note in the amount of SIXTY NINE THOUSAND FIVE HUNDRED & 00/100---------- $69,500.00; 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 Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to Leader Federal Bank for Savings, at the price of $63,822.37 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $63,822.37 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 No. 272 on the Plan of Cherry Hills, Section 5, as of record in Book 4300, Page 156, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 272, which is a corner lot, fronts 103.89 feet on the southeasterly margin of Safford View Drive and fronts 90 feet on the southwesterly margin of Mossdale Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 113.29 feet on the southwesterly line to a point of intersection with the southeasterly line which measures 115 feet thereon.

BEING the same property conveyed to Charles R. Parsons and wife, Wanda G. Parsons by deed from Jack L. Denton, Jr. and wife, Pamela C. Denton of record in Book 6229, Page 257, 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 set over unto Party of the Seconf Part all of the covenants 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 16 day of Feb, 1990

Leader Enterprises, Inc., Trustee

By: Leader Enterprises, Inc.

James A. Waechter
authorized agent

James A. Waechter

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 Feb, 1990.

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 $ 63,822.37.

_____
AFFIANT

Subscribed to or sworn to before me this 16 day of Feb, 1990.

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

PREPARED BY:

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

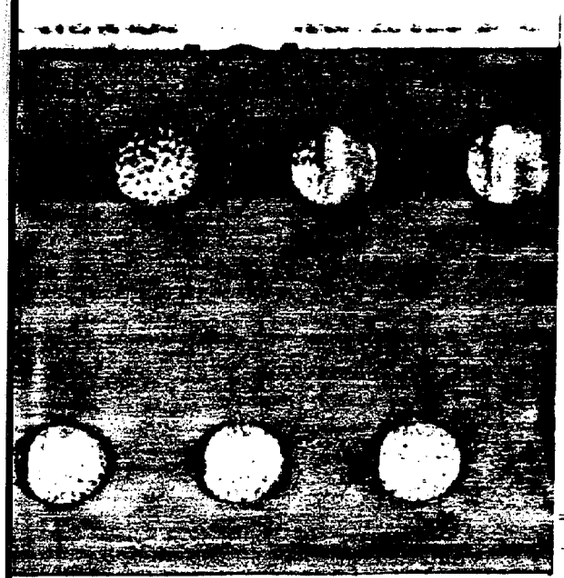
04451

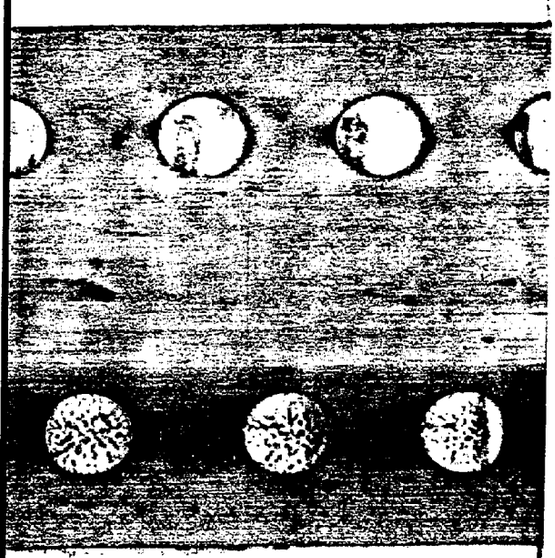
IDENTIF. REFERENCE

FEB 16 12 39 PM '90

FEE
DAVIDSON COUNTY TN.

3617 02/16 0101 03CHECK 220.54





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

RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 316

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	63822.37
CON TX	210.54
PRFEE	1.00
WDEED	9.00
TOTAL	220.54
CHECK	220.54

02/16/90 01 12:39 0001 3617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04451

IDENTIF. TREFERENCE

FEB 16 12 39 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 293609