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: 76-1

PARCEL 25

BOOK 8062 PAGE 650

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 12th day of March, 1990, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6974, PAGE 140, 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 September 8,1986 and of record in BOOK 6974, PAGE 140, in the Register's Office for Davidson County, Tennessee, Jackie Wayne Azbill and wife, Carolyn Faye Azbill conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of SIXTY THOUSAND TWO HUNDRED FOUR & 00/100-------- $ 60,204.00; 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 $ 64,279.49 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ 64,279.49 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. 8 on the Plan of Sunset Park, Section 1, of record in Book 4300, Page 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

ALSO known as 528 Tulip Grove Road; Hermitage, TN 37076

BEING the same property conveyed to Jackie Wayne Azbill and wife, Carolyn Faye Azbill by deed from Michael W. Reese and wife, Cynthia J. Reese of record in Book 6974, Page 145, said 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 Part 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 Twelfth day of March, 1990.

Leader Enterprises, Inc., Trustee

Leader Enterprises Inc. Trustee

BY: J. 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 12 day of March, 19 90.

NOTARY: _____ my commission expires: 8/22/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 64,279.49.

_____
AFFIANT

Subscribed to or sworn to before me this 12 day of March, 19 90.

Notary Public: _____ my commission expires: 8/22/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PREPARED BY:

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

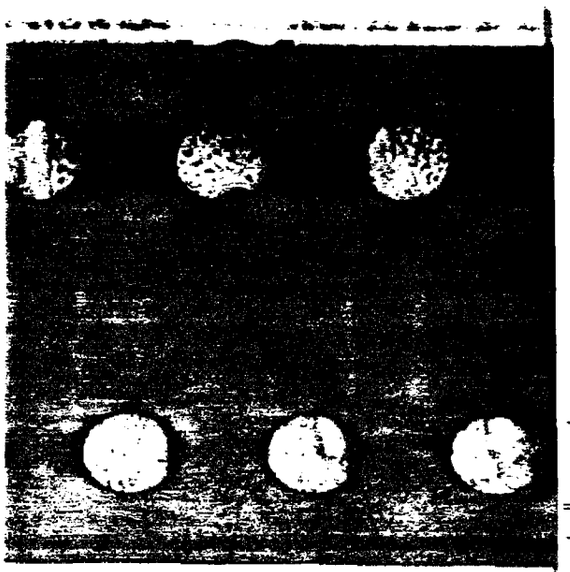
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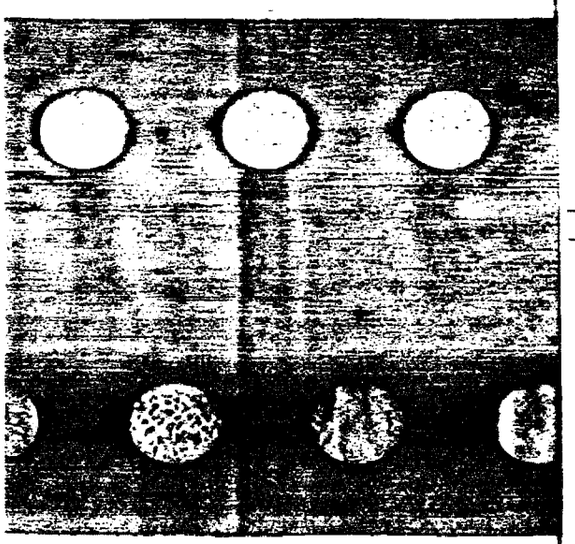
IDENTIF. T REFERENCE

MAR 12 12 46 PM '90

DAVIDSON COUNTY TN.

1564 03/12 0101 03CHECK 222-19





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

RECEIVED OF _____

FOR _____

BOOK 8062 PAGE 653

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 64279.49
				CON TX 212.19
				PRFEE 1.00
				MDEED 9.00
				TOTAL 222.19
				CHECK 222.19
03/12/90	01			12:44 0001 1564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0060

IDENTIF. REFERENCE

MAR 12 12 46 PM '90

DAVIDSON COUNTY TN.

No. 300044