FILE BOX 61

BOOK 8063 PAGE 608

93-5-4-41

SUBSTITUTE
TRUSTEE'S DEED

WHEREAS, on December 31, 1984, 810 Broadway, Ltd., a Tennessee Limited Partnership, executed to LEADER ENTERPRISES, INC. and Thomas R. Dyer, Trustees, a certain Second Deed of Trust and Security Agreement ("Deed of Trust"), conveying to them as Trustees, certain property hereinafter fully set forth and described, which Deed of Trust is of record in Book 6464, Page 836, of the Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of the debts and the performance of the obligations secured by said Deed of Trust, said LEADER FEDERAL BANK FOR SAVINGS (FORMERLY LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION), as the owner thereof, requested the undersigned to advertise and sell the security according to the terms thereof; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in THE NASHVILLE RECORD, a weekly newspaper published in Nashville, Tennessee, the first insertion appearing on February 15, 1990, and subsequent insertions appearing on February 22, 1990, and March 1, 1990, giving the time, terms, place of sale, and description of the real estate; and

WHEREAS, on Friday, March 9, 1990, 12:00 Noon being the time and at the South Door of the Courthouse in Davidson County, Tennessee, being the place mentioned in said advertisement, the undersigned offered said real estate for sale in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to LEADER FEDERAL BANK FOR SAVINGS, at and for the sum of $1,820,000.00, which is the highest and best bid in connection therewith:

NOW, THEREFORE, the undersigned, in consideration of the premises and the payment of said bid, receipt whereof is hereby acknowledged, and which amount less the expenses of said sale has been applied toward the payment of said indebtednesses, hereby bargains, sells, conveys and confirms unto the said LEADER FEDERAL BANK FOR SAVINGS, the real estate situated and located in Nashville, County of Davidson, State of Tennessee, as set forth on Exhibit "A" attached hereto and made a part hereof.

IDENTIF. REFERENCE
Mar 13 1 35 PM '90
DAVIDSON COUNTY TN.
10390

The undersigned hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under the undersigned, but not further or otherwise.

This conveyance is made subject to any and all unpaid real estate taxes, all prior deeds of trust, restrictive covenants, easements and setback lines and any and all redemptive rights, if any.

IN WITNESS WHEREOF, LEADER ENTERPRISES, INC. and THOMAS R. DYER as Trustees, have hereunto set their hands this 9th day of March, 1990.

Thomas R. Dyer
Trustee

LEADER ENTERPRISES, INC.

BY: _____
James A. Waechter, III
Authorized Agent
Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY )

On this 9th day of March, 1990, before me personally appeared THOMAS R. DYER, Trustee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year about written.

Notary Public

My commission expires:
MY COMMISSION EXPIRES APRIL 28, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, within and for said State and County, at Nashville, duly commissioned and qualified, JAMES A. WAECHTER, III, with whom I am personally acquainted, upon oath, acknowledged himself to be the Authorized Agent of LEADER ENTERPRISES, INC., the within named Trustee; and that he, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Authorized Agent.

EXECUTED this 12 day of March, 1990.

Notary Public

My commission expires:
1-27

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,820,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of March, 1990.

Notary Public

My commission expires:
11-27-93

Property Address: 810 Broadway, Nashville, TN
Mail Tax Notice To: Leader Federal Bank for Savings,
158 Madison Avenue, Memphis, TN 38103

PREPARED BY AND RETURN TO: KENNETH M. BALLEW
WALT, DYER AND JAMES, ATTORNEYS
One Burton Hills Blvd., Suite 130
Nashville, TN 37215

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a particular parcel of land located in the City of Nashville, Davidson County, Tennessee at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

BEGINNING at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway;

THENCE along the east margin of 9th Avenue along the building line North 26 deg. 41' 45" West, 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley;

THENCE along the south margin of said alley North 61 deg. 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner;

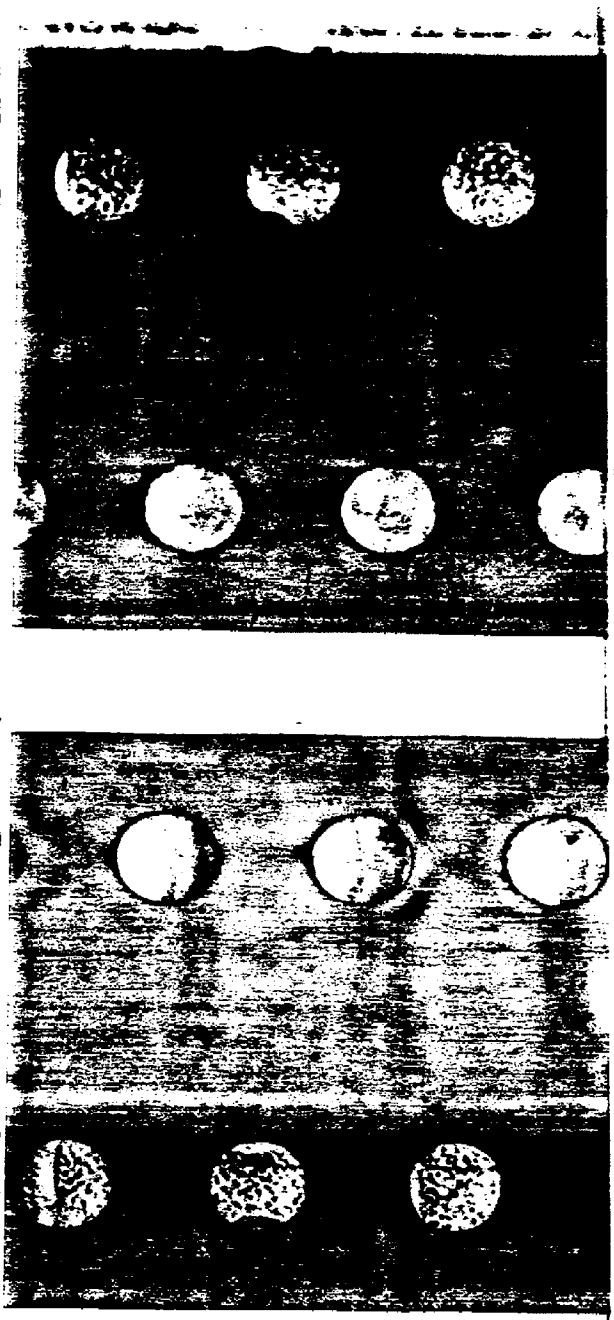
THENCE along an agreed line South 26 deg. 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building south 62 deg. 55' 35" West, 0.54 feet to the corner of the building;

THENCE along the line of the building South 27 deg. 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway;

THENCE along the north margin of Broadway along the building line South 62 deg. 57' 19" West, 75.20 feet to the point of beginning and containing 18,339.96 square feet or 0.42 acres.

BEING the same property conveyed to 810 Broadway, Ltd., a Tennessee limited partnership by deed from A. Harrison Johnson,Jr., Trustee, of record in Book 6399, Page 240, Register's Office for Davidson County, Tennessee.

1964 03/13 1101 03CHECK 6019.00



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

RECEIVED OF _____

FOR _____

BOOK 8063 PAGE 612

| | | |
|---|---|---|
| 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 | |
| | | | | 1820000.00 |
| | | | CON TX | 6006.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 6019.00 |
| | | | CHECK | 6019.00 |
| 03/13/90 | 01 | 13:32 | 0001 | 1964 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1039 IDENTIF. TREFERENCE
MAR 13 1 35 PM '90
DAVIDSON COUNTY

No. 300436