PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

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:143-2-C

PARCEL15 C O

BOOK 8066 PAGE 548

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 16th day of March, 1990, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6712, PAGE 521, 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 11-18-85 and of record in BOOK 6712, PAGE 521, in the Register's Office for Davidson County, Tennessee, Preston A. Balthrop and wife Selena L. conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Savings & Loan Association the payment of one note in the amount of One Hundred and Twelve Thousand Nine Hundred and Fifty and 00/00 $112,950.00 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 $82,924.41 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ 82,924.41 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 Unit 15-C on the Plan of Harpeth Knoll, of record in Book 5200, Page 764, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Preston A. Balthrop and wife, Selena L. Balthrop by deed from Morris Eshaghpour Contracting Corporation of record in Book 6712, Page 531, Register's Office for Davidson County, Tennessee.

ALSO known as 747 Harpeth Trace Drive, Nashville, TN.

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 16th day of March, 1990.

Leader Enterprises, Inc., Trustee

Leader Enterp., Inc., Trustee

BY: K. Waechter auth. 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 16 day of March, 1990.

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

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 82,924.41.

_____
AFFIANT

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

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

PREPARED BY:

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

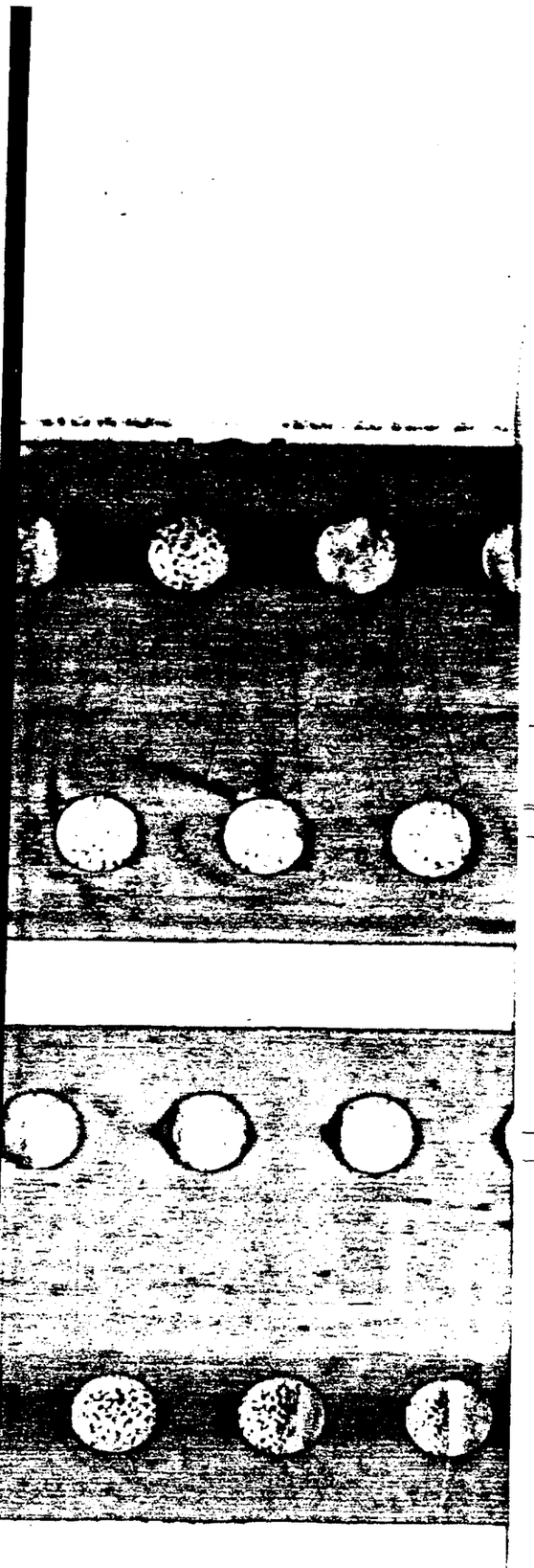
11460

IDENTIF. REFERENCE

MAR 16 12 19 PM '90

DAVIDSON COUNTY TN.

3227 03/16 0101 03CHECK 283.57



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

RECEIVED OF _____

FOR _____

BOOK 8066 PAGE 551

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 82924.41
CON TX 273.57
PRFEE 1.00
WDEED 9.00
TOTAL 283.57
CHECK 283.57

03/16/90 01 12:17 0001 3227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 11 4 6 0

IDENTIFICATION REFERENCE

Mar 16 12 19 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 301685