FILE BOX 61

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

SEND TAX BILLS TO:
same

MAP: 43-7
PARCEL 40

3605 04/23 0101 03CHECK 211.63

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 23rd day of April, 19 90, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 5997, PAGE 281, 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 January 21, 1983 and of record in BOOK 5997, PAGE 281, in the Register's Office for Davidson County, Tennessee, R. Taylor White, unmarried conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Savings and Loan Association the payment of one note in the amount of FIFTY-SIX THOUSAND, EIGHT HUNDRED, FIFTY DOLLARS & NO/100---$***56,850.00; 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 $***61,073.57 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ ***61,073.57 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. 59 on the plan of Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows:
Beginning at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots 58 and 59 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

Being the same property conveyed to Herman Cavanah and wife, Margie Cavanah by deed from R. Taylor White, unmarried, of record in Book 6033, page 664, 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 23rd day of April, 1990.

Leader Enterprises, Inc., Trustee

Leader Ent. Inc. Trust

BY: _____ attest

James A. Waechter,
Authorized Agent

2 0 9 2 1

IDENTIF. REFERENCE

APR 23 1 27 PM '90

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 23rd day of April, 19 90.

NOTARY: _____ my commission expires: 4-27-93

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $61,073.57.

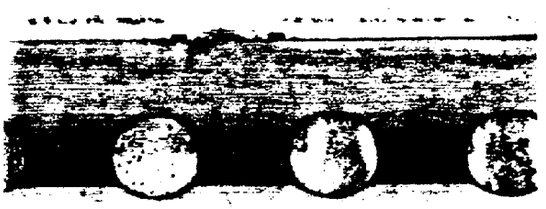
_____
AFFIANT

Subscribed to or sworn to before me this 23rd day of April, 19 90.

Notary Public: _____ my commission expires: 4-27-93

PREPARED BY:

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



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

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 784

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 61073.57
				CON TX 201.63
				PRFEE 1.00
				WDEED 9.00
				TOTAL 211.63
				CHECK 211.63

04/23/90 01 13:26 0001 3605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2U921

IDENTIF. REFERENCE

APR 23 1 27 PM '90

DAVIDSON COUNTY

No. 312684