FILE BOX 61 BOOK 8093 PAGE 792

ADDRESS OF NEW OWNER:
Leader Federal Bank for Savings
P. O. Box 1860
Memphis, Tn. 38101-1806

SEND TAX BILLS TO:
same

MAP 162-5-C
PARCEL 10CO

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 23rd day of April, 1990, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6942, PAGE 671, 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 July 31, 1986 and of record in BOOK 6942, PAGE 671, in the Register's Office for Davidson County, Tennessee, Sally J. Issacson, unmarried conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of FIFTY THOUSAND, SEVEN HUNDRED DOLLARS AND NO/100----------$***50,700.00; 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 $ ***55,331.02 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ ***55,331.02 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:

A certain condominium apartment in Davidson County, Tennessee, Townhouse No. 10 in Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, said County, as shown on the Plan of Hickory Valley, Phase I, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING the same property conveyed to Sally J. Issacson, unmarried, by deed from Sandra L. Farmer, unmarried, of record in Book 6432, page 18, 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 Enterprises, Inc. Trustee

BY: _____
James A. Waechter,
Authorized Agent

90 04 27 1401 RECEIPT 192.49

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: _____

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 55,331.02.

_____
AFFIANT

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

Notary Public: _____ my commission expires: _____

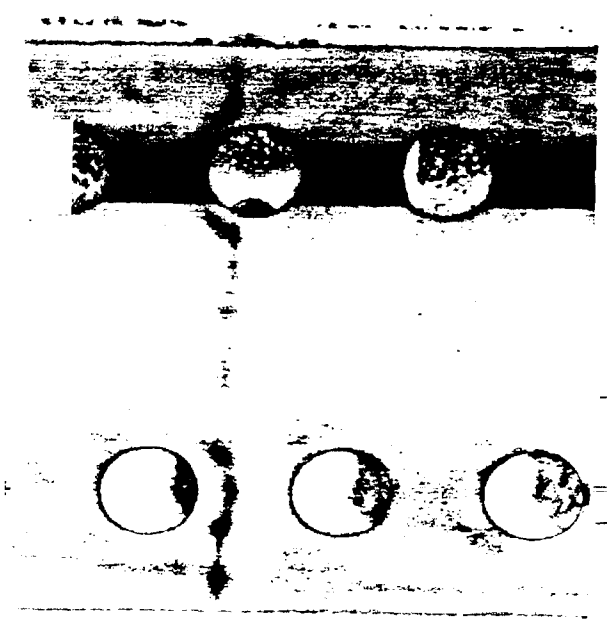
PREPARED BY:

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

2 U 9 2 6

IDENTIF. REFERENCE

APR 23 1 34 PM '90



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

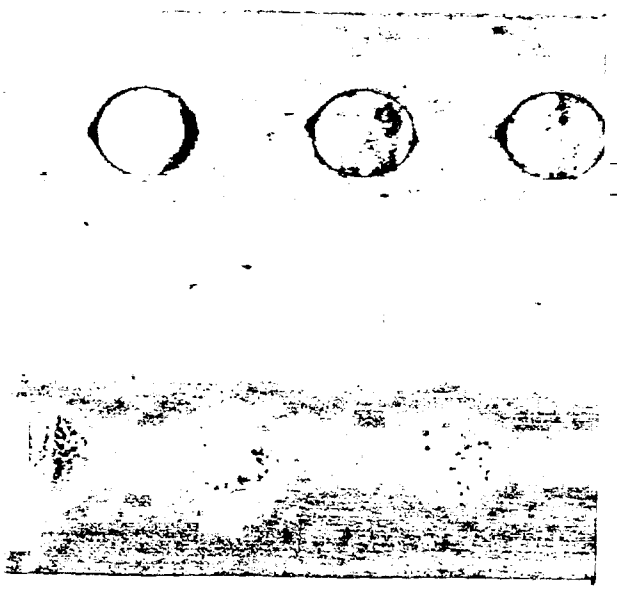
**FOR** _____

BOOK 8093 PAGE 795

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 55331.02



ERR CO
MAMT 55331.02-
CAMT 55331.02
CON TX 182.49
PRFEE 1.00
WDEED 9.00
TOTAL 192.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 192.49

04/23/90 01 13:33 0001 3610

2 U 9 2 6

IDENTIF. REFERENCE

APR 23 1 34 PM '90

DAVIDSON COUNTY

**No.** 312689