IDENTIF. REFERENCE
APR 27 4 22 PM '90
22363

This instrument prepared by:
Joseph R. Prochaska
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
The Leader Mortgage Company Attn: Kary E. Peoples 1015 Euclid Avenue Cleveland, Ohio 44115	Same	71-7-170 Field Book No.: 12DZ-50860

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 12th day of April, 1990, by Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 9th day of June, 1986, of record in Book 6898, page 403, Register's Office for Davidson County, Tennessee, (the "Deed of Trust") Michie F. Deising and wife, Donna M. Deising, conveyed to W. Richard Husband, Trustee, the hereinafter described real estate, to secure payment to Covenant Mortgage Corporation of a Note dated June 9, 1986, in the original principal amount of Thirty-Six Thousand Seven Hundred Dollars ($36,700.00) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Covenant Mortgage Corporation to The Leader Mortgage Company by an Assignment of Deed of Trust of record in Book 7007, page 281, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and thirty (30) days notice was given of such default to Michie F. Deising and wife, Donna M. Deising, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note, The Leader Mortgage Company, appointed Joseph R. Prochaska to serve as Successor Trustee in place of W. Richard Husband in accordance with the terms of said Deed of Trust by an instrument of record in Book 8047, page 824, Register's Office for said County; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in The Nashville Record that the property would be sold at 10:30 a.m. on April 12, 1990, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on March 22, March 29, and April 5, 1990, and sent a copy of such notice to Michie F. Deising and wife, Donna M. Deising, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to The Leader Mortgage Company, at the price of Thirty-Seven Thousand and 00/100 Dollars ($37,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of Thirty-Seven Thousand and 00/100 Dollars ($37,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Leader Mortgage Company, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, BEING Lot No. 16 on the Map of the Re-Subdivision of I.D. Luton's addition as of record in

Book 974, page 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 70 feet on the easterly side of Luton Street and runs back 200.7 feet on the northerly line and 202.4 feet on the southerly line to a dead line measuring 70 feet thereon.

BEING the same property conveyed to Michie F. Deising by deed from William P. Jones, Trustee for Larry J. Lafferty, of record in Book 6898, page 400, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including, but not limited to marital rights and a statutory right to an elective share in the property, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid ad valorem taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable, including, but not limited to, (i) the Plan of record in Book 547, page 189, Register's Office for Davidson County, Tennessee, and (ii) a Joint Driveway Agreement of record in Book 6898, page 408, said Register's Office.

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Pamela L. Kitchens, a Notary Public of the State and County aforesaid, personally appeared JOSEPH R. PROCHASKA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and seal, at office in Nashville, this 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty-Seven Thousand and 00/100 Dollars ($37,000.00).

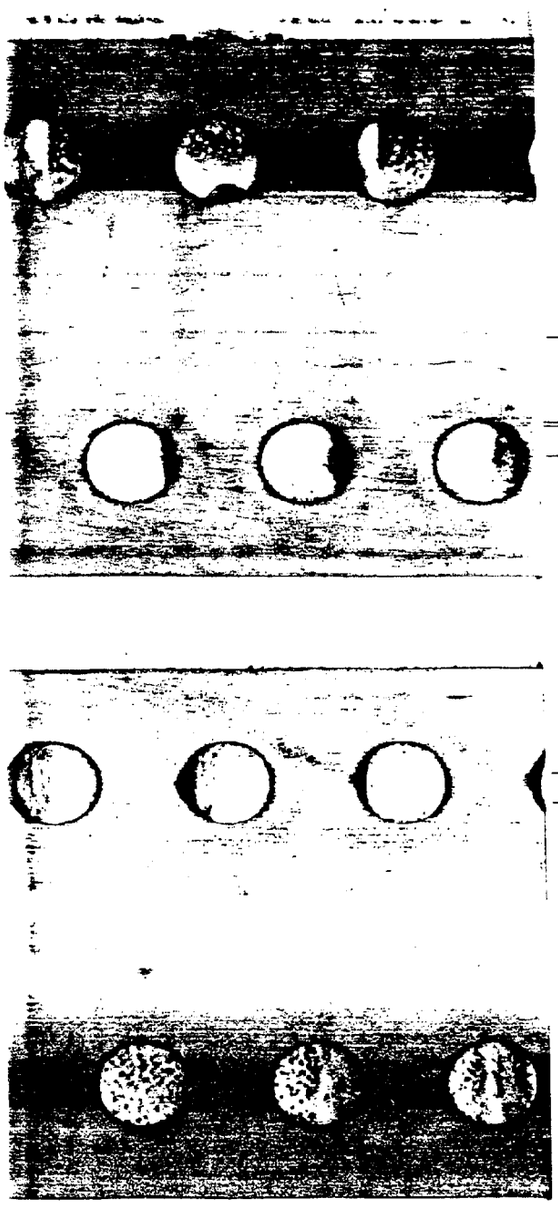
Affiant

Subscribed and sworn to before me this the 27th day of April, 1990.

Notary Public

My commission expires: January 23, 1993

3390N/04-12-90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 818

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 37000.00
CON TX 122.10
PRFEE 1.00
WDEED 12.00
TOTAL 135.10
CHECK 135.10

04/27/90 01 16:22 0001 5412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22363

IDENTIF. TREFERENCE

APR 27 4 22 PM '90

DAVIDSON COUNTY

No. 314468