FILE BOX 61

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

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

SEND TAX BILLS TO:
same

MAP: 162-5-C
PARCEL 23CO

BOOK 8112 PAGE 122

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 18th day of May, 19 90, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6609, PAGE 431, 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 June 27, 1985 and of record in BOOK 6609, PAGE 431, in the Register's Office for Davidson County, Tennessee, Patricia S. Thigpen, 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 FORTY-TWO THOUSAND, SEVEN HUNDRED, FIFTY DOLLARS & NO/100--$ ***42,750.00; 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 $***34,338.26 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ *** 34,338.26 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, described as follows, to wit:

TOWNHOUSE No. 23 in Hickory Valley Condominiums, Phase I, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia S. Thigpen, unmarried by deed from Nona M. Fox, unmarried, of record in Book 6609, page 441, 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 18th day of May, 1990.

Leader Enterprises, Inc., Trustee

Leader Ent., Inc. Trust

BY: _____

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 18th day of May, 19 90.

NOTARY: Matthew C Cushing my commission expires: 5-8-91

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $34,338.26.

AFFIANT

Subscribed to or sworn to before me this 18th day of May, 19 90.

Notary Public: Matthew C Cushing my commission expires: 5-8-91

PREPARED BY:

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

27345

May 18 1 51 PM '90

2968 05/18 0101 03CHECK 123.19



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

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 125

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 34333.26
CON TX 113.19
PRFEE 1.00
MDEED 9.00
TOTAL 123.19
CHECK 123.19

05/18/90 01 13:54 0001 2968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27346

IDENTIFICATION REFERENCE

MAY 18 1 51 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 320400