BOOK 8121 PAGE 134

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

SEND TAX BILLS TO:
same

MAP: 52-2
PARCEL 195

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 1st day of June, 1990, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7655, PAGE 841, 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 September 16, 1988 and of record in BOOK 7655, PAGE 841, in the Register's Office for Davidson County, Tennessee, Roxanna L. Hennessee, unmarried conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of FORTY-EIGHT THOUSAND FOUR HUNDRED SEVENTY-FOUR AND NO/100---$ ***48,474.00; 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 $ ***54,474.28 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ ***54,474.28 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. 22 and the easterly half of Lot No. 21 of Block "A" on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 and the easterly part of Lot No. 21 front together 75 feet on the northerly margin of Neely's Bend Road and extend back between parallel lines 200 feet to a dead line in the rear.

THERE is included but excluded therefrom a strip of land with an average width of 5 feet for road purposes, conveyed from A. J. Coleman to Davidson County Tennessee, by deed fo record in Book 1762, page 38, said Register's Office.

BEING the same property conveyed to Roxanna L. Hennessee, unmarried, by deed from Stanley H. Morris and wife, Dorothy S. Morris, of record in Book 7655, page 838, 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 1st day of June, 1990.

Leader Enterprises, Inc., Trustee

Leader Enty. Inc Trust

BY: _____

James A. Waechter,
Authorized Agent

459 DAVIDSON TN 03/26/90 199.85

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 1st day of June, 19 90.

NOTARY: _____ my commission expires: 11-27-93

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $64,474.28.

_____
AFFIANT

Subscribed to ~~or sworn to before me this~~ 1st day of June, 19 90.

Notary Public: _____ my commission expires: 11-27-93

PREPARED BY:

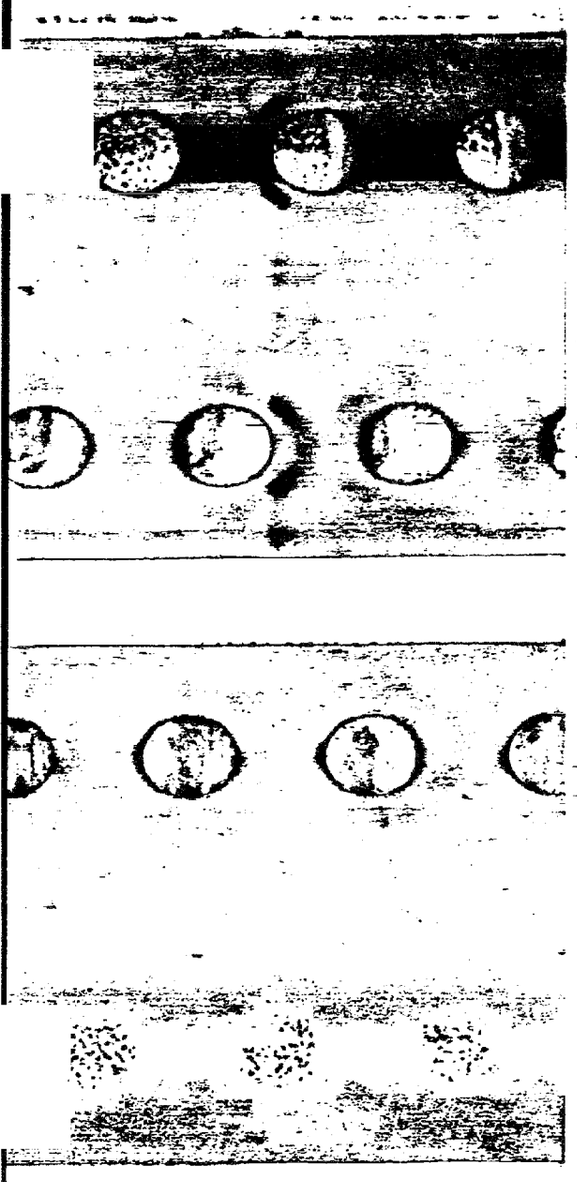
WALT, DYER & JAMES, ATTORNEYS
ONE BURTON HILLS BLVD. #130
NASHVILLE, TENNESSEE 37215

30295

IDENTIF. REFERENCE

JUN 1 12 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____ BOOK 8121 PAGE 137

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 54475.28
ERR CO
MAMT 54475.28-
CAMT 54474.28
CON TX 179.85
PRFEE 1.00
MTGFEE 9.00
TOTAL 189.85
CHECK 189.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/90 01 12:15 0001 6159

30295

IDENTIF. REFERENCE

JUN 1 12 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323865