ADDRESS OF NEW OWNER:

Leader Federal Bank for Savings
P. O. Box 1860
Memphis, Tn. 38101-1860

SEND TAX BILLS TO:

same

MAP: 149-2-B

PARCEL 27CO

BOOK 8189 PAGE 539

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 5th day of September, 19 90, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7334, PAGE 328, 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 August 24, 1987 and of record in BOOK 7334, PAGE 328, in the Register's Office for Davidson County, Tennessee, Marshall A. Cannon and wife, Beverly Kiske Cannon conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of ONE HUNDRED,FIVE THOUSAND,EIGHT HUNDRED DOLLARS & NO/100---$***105 800.00 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 $ ***94,000.29 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ ***94,000.29 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. 68 on the plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, as amended in Book 6546, page 57, both in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 65.92 on the southwesterly margin of Piccadilly Row and extends back between parallel lines a distance of 170.00 feet to a dead line in the rear.

BEING the same property conveyed to Marshall A. Cannon and wife Beverly Kiske Cannon by deed from Sterling Interests, Inc., of record in Book 7334, page 337, 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 5th day of September, 1990.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: by JAW attorney

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 5th day of September, 19 90.

NOTARY: _____ my commission expires: 1-27-93

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 94,000.29.

_____
AFFIANT

Subscribed to or sworn to before me this 5th day of September, 19 90.

Notary Public: _____ my commission expires: 1-27-93

PREPARED BY:

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

54963

IDENTIFICATION REFERENCE

SEP 5 12 21 PM '90

6138 09/05 0101 03CHECK 320.20

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8189 PAGE 542

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	94000.29
CON TX	310.20
PRFEE	1.00
MDEED	9.00
TOTAL	320.20
CHECK	320.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/05/90 01 12:23 0001 6138

549663

IDENTIFICATION

SEP 5 12 21 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 352824