FILE BOX 61

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

SEND TAX BILLS TO:
same

MAP: 007-15
PARCEL 53

BOOK 8256 PAGE 901

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 13th day of December, 19 90, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 8143, PAGE 389, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and City Federal Savings Bank, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated June 24, 1988 and of record in BOOK 7585, PAGE 466, in the Register's Office for Davidson County, Tennessee, Linda Ann Lorenzen, unmarried conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to City Federal Savings Bank the payment of one note in the amount of ONE HUNDRED, TWENTY-SIX THOUSAND, EIGHT HUNDRED & 00/100--- $ ***126,800.00 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 City Federal Savings Bank, at the price of $***107,852.36 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***107,852.36 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. 124, Grizzard Manor, Section V of record in Book 4675, page 163, 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 Linda Ann Lorenzen, unmarried, by deed from Frank Whitus and wife, Betty C. Whitus, of record in Book 7585, page 463, 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 13th day of December, 1990.

Leader Enterprises, Inc., Trustee

BY: Leader Enterprises, Inc. Trustee

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 13th day of December, 1990.

NOTARY: _____ my commission expires: 2/27/93

KENNETH V. BALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee)
County of Davidson)

The actual consideration or value for this transaction, whichever is greater, is $ 107,852.36.

_____
AFFIANT

Subscribed to or sworn to before me this 13th day of December, 1990.

Notary Public: _____ my commission expires: 2/27/93

KENNETH V. BALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PREPARED BY:

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

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

9077 12/13 0101 03CHECK 366.07

79357

IDENTIF. TREFERENCE

DEC 13 12 12 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 8256 PAGE 904

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
107852.36
MOR TX 356.07
VOID
MOR TX 356.07-
CON TX 356.07
PRFEE 1.00
WDEED 9.00
TOTAL 366.07
CHECK ~~366.07~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/90 01 12:11 0001 9077

79357

IDENTIF. REFERENCE

DEC 13 12 12 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381511