FILE BOX 61

BOOK 8290 PAGE 497

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

SEND TAX BILLS TO:
same

MAP: 161-11-C
PARCEL 40CO

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 11th day of February , 19 91, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7501, PAGE 214 , at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Federal Home Loan Mortgage Corporation , the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated March 24, 1988 and of record in BOOK 7501 , PAGE 214 , in the Register's Office for Davidson County, Tennessee, Faith Johansson and husband Dick Johansson conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage Inc. the payment of one note in the amount of FIFTY-NINE THOUSAND, EIGHT HUNDRED DOLLARS AND NO/100---- $ ***59,800.00; 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 Federal Home Loan Mortgage Corporation , at the price of $***51,028.31 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***51,028.31 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 Unit No. H-803 on the Plan of the resubdivision of Lot 2 of Phase IV, Villages of Brentwood, as shown on plat of record in Plat Book 6900, page 614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Dick Ingnar Johansson by Final Divorce Decree from Faith Love Johansson of record in Book 7785, page 75, 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 11th day of February, 1991.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: _____

James A. Waechter,
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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 11th day of February, 19 91.

NOTARY: _____ my commission expires _____

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 $ 51,028.31.

_____
AFFIANT

Subscribed to or sworn to before me this 11th day of February, 19 91.

Notary Public: _____ my commission expires: 9/1/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PREPARED BY:

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

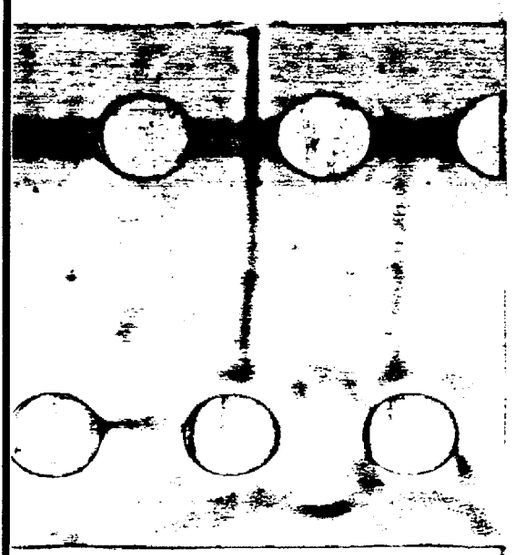
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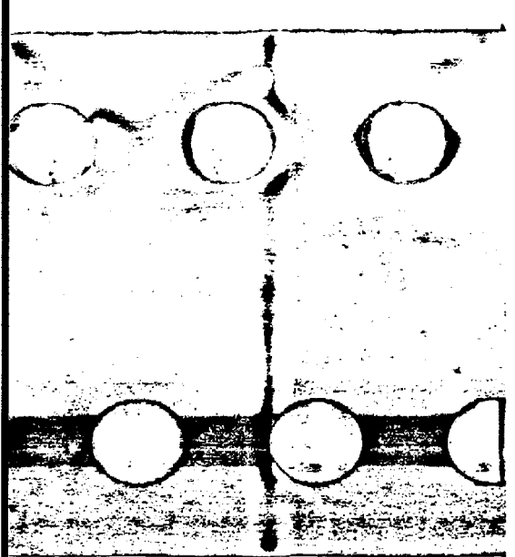
IDENTIF. TREFERENCE

FEB 11 12 38 PM '91

FELIX A. [illegible]
DAVIDSON COUNTY TN.

5682 02/11 0101 03CHECK 178.30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8290 PAGE 500

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
				MISC 9.00
				~~TOTAL 9.00~~
				~~CHECK 9.00~~
02/11/91	01	12:36	0001	5682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91874

IDENTIF. REFERENCE

FEB 11 12 38 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

VOID
MISC 9.00-
CAMT 51028.31
CON TX 168.30
PRFEE 1.00
WDEED 9.00
~~TOTAL 169.30~~
~~CHECK 169.30~~

02/11/91 01 12:43 0001 5700

No. 396002

TOTAL $178.30