Bot Lot

BOOK 8315 PAGE 598

ADDRESS OF NEW OWNER:

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

SEND TAX BILLS TO: same

MAP: 141-15

PARCEL 49

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 25th day of March, 19 91, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7503, PAGE 836, 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 March 29, 1988 and of record in BOOK 7503, PAGE 836, in the Register's Office for Davidson County, Tennessee, Jack W. Sanderson and wife Linda Miller Sanderson conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of ONE HUNDRED, FORTY-EIGHT THOUSAND, SIX HUNDRED, FIFTY & NO/100---------- $***148,650.00; 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 Saving s, at the price of $***129,330.86 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $**129,330.86 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. 49 on the Plan of Phase I, Sheffield on the Harpeth, as shown on plat of record in Plat Book 6900, page 10 and 11 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jack W. Sanderson and wife, Linda Miller Sanderson by deed from Phillips Builders, Inc., of record in Book 7503, page 833, 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 25th day of March, 19XX.91.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: _____ auth agent

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 25th day of March, 1991.

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 $129,330.86.

_____
AFFIANT

Subscribed to or sworn to before me this 25th day of March, 1991.

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

PREPARED BY:

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

RECORDER'S MEMO
Legibility or Printing in this Document Unsatisfactory When Received.

6246 03/25 0101 03CHECK 436.69

01448

IDENTIF. TREFERENCE

MAR 25 12 12 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8315 PAGE 601

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 129330.86
CON TX 426.69
PRFEE 1.00
WDEED 9.00
TOTAL 436.69
CHECK 436.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/91 01 12:12 0001 6246

01448

IDENTIF. REFERENCE

MAR 25 12 12 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 406990