FILE BOX 61

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

SEND TAX BILLS TO: same

MAP: 113-0

PARCEL 146

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 24th day of June, 19 91, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 7343, PAGE 241, 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 26, 1987 and of record in BOOK 7343, PAGE 241, in the Register's Office for Davidson County, Tennessee, Hilda P. Prescott, unmarried conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Mortgage, Inc. the payment of one note in the amount of ONE HUNDRED, FIFTY THOUSAND DOLLARS AND NO/100----------$***150,000.00, 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 $***127,096.60 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***127,096.60 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 8.54 acres more or less, in the Eighth Civil District of Davidson County, Tennessee, described as follows, to-wit:

LAND in the Eighth Civil District of Davidson County, Tennessee, being Tract #2 of a survey of Gaffron and Jeffers in November of 1984 and described as follows:

BEGINNING at a point 650' ± East of Buffalo Road and being the southeasterly most corner of Tract #1 of the Plat of Gaffron and Jeffers and being the southwesterly most corner of Tract #2 and in the northerly property line of the Whitfield property; thence along the easterly property line of Tract #1 N 01 deg. 32' 15" W, 353.67'; thence S 61 deg. 59' 35" W. 88.12'; thence along the W. T. How's southerly property line N 33 deg. 18' 45" E, 127.75'; thence N 52 deg. 45' 15" E, 83.01'; thence N 68 deg. 52'24" E, 141.18'; thence S 62 deg. 24' 29" E, 70.15'; thence N 61 deg. 59'35" E, 214.33'; thence S 80 deg. 00' 00" E, 525.85'; thence S 01 deg. 23' 00" W, 214.4': thence along the Whitfield's northerly property line S 73 deg. 19' 32" W, 986.01' to the beginning, containing 8.54 acres more or less.

TOGETHER with the following as appurtenances thereto: a 20' ingress and egress easement and utility and drainage easement described as follows: Beginning at a point in the center of an asphalt drive at the easterly margin of Buffalo Road 10' ± from tthe southerly property line of said tract and proceeding along the center line of the asphalt drive N 85 deg. 34' 43" E, 177.46'; thence N 48 deg. 45' 09" E, 271.85'; thence N. 30 deg. 18' 03" E, 252.16'; thence N 18 deg. 16' 19" E to the northerly property line and a 10' easement along the existing water line supplying Tract 2, this easement will allow the owner of Tract 2 to repair or replace the existing water line as needed.

BEING part of the same property conveyed to Hilda Prescott by deed from The Federal Deposit Insurance Corporation by of record in Book 6605, page 707 as corrected in Book 6777, page 763, said Register's Office.

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 24th day of June, 1990 91.

Leader Enterprises, Inc., Trustee

Leader Enterprises, Inc. Trustee

BY: _____ authorized 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 24th day of June, 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 $127,096.60.

_____
AFFIANT

Subscribed to or sworn to before me this 24th day of June, 1991.

Notary Public: _____ my commission expires: _____

PREPARED BY:

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

24934

IDENTIFICATION

JUN 24 1 18 PM '91

1988 06/24 0101 03CHECK 429.43



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8381 PAGE 355

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
127096.60
CON TX 419.43
PRFEE 1.00
WDEED 9.00
TOTAL 429.43
CHECK 429.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4 9 3 4

IDENTIFICATION REFERENCE

JUN 24 1 18 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 433990