Bay 61

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

SEND TAX BILLS TO:
same

MAP: 150-2

PARCEL 335

BOOK 8429 PAGE 177

TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 27th day of August, 19 91, by and between Kenneth M. Ballew ~~LEADER ENTERPRISES, INC.~~, TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 8086, PAGE 911, 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 30, 1990 and of record in BOOK 8086, PAGE 911, in the Register's Office for Davidson County, Tennessee, Ronnie L. Boatright and wife, Evelyn L. Boatright conveyed to Kenneth M. Ballew ~~LEADER ENTERPRISES, INC.~~, TRUSTEE to secure to Leader Enterprises, Inc. the payment of one note in the amount of NINETY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS & NO/100------$***98,500.00; 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 $ ***85,209.38 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $ ***85,209.28 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. 123 on the Plan of Harborgate, Revised Section Two, as shown on the plat of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronnie L. Boatright and wife, Evelyn L. Boatright by deed from Dennis K. Shelby and wife, Tammy D. Shelby of record in Book 8086, page 908, 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 27th day of August, 1991.

Kenneth M. Ballew
Leader Enterprises, Inc., Trustee

BY: _____
Kenneth M. Ballew, Trustee
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 27th day of August, 19 91.

NOTARY: _____ my commission expires: _____

State of Tennessee)
County of Davidson)

The ~~actual~~ consideration or value for this transaction, whichever is greater, is $ ~~85,209.38~~ _____.

_____
AFFIANT

Subscribed to or sworn to before me this 27th day of August, 19 91.

Notary Public: _____ my commission expires: 5/28/95

PREPARED BY:

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

[illegible] 08 27 0101 03CHECK 325.24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 1991, before me personally appeared Kenneth M. Ballew, Trustee to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal at Nashville, Tennessee.

My Commission Expires: 5/28/95

_____
Notary Public

42316

Aug 27 12 02 PM '91



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

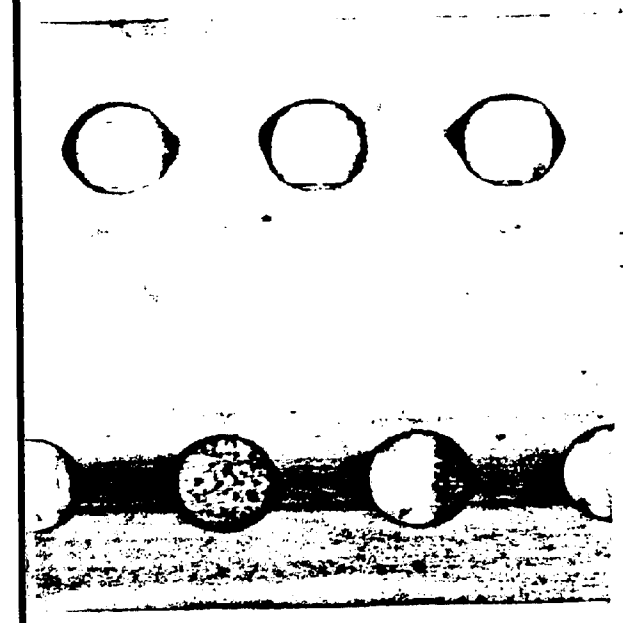
RECEIVED OF _____

FOR _____

BOOK 8429 PAGE 180

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	85209.38
CON TX	315.24
PRFEE	1.00
WDEED	9.00
TOTAL	325.24
CHECK	325.24

08/27/91 01 12:05 0001 735(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42316

REGISTER'S OFFICE
Aug 27 12 02 PM '91

No. 453837