Box 6'

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 252

BOOK 8438 PAGE 486

# TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 9th day of September, 1991, by and between LEADER ENTERPRISES, INC., TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 8004, PAGE 233, 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 December 11, 1989 and of record in BOOK 8004, PAGE 233, in the Register's Office for Davidson County, Tennessee, LeRoy Sawyers and wife, Katerline L. Sawyers conveyed to LEADER ENTERPRISES, INC., TRUSTEE to secure to Leader Federal Bank for Savings the payment of one note in the amount of NINETY-NINE THOUSAND, FIVE HUNDRED AND NO/100----------$***99,500.00; 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 $***90.205.91 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***90,205.91 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. 138, Revised Section Two of Harbor Gate, of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LeRoy Sawvers and wife, Katherline L. Sawvers by deed from Faxon Homes, Inc., of record in Book 8004, page 230, 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 9th day of September, 1990. 91.

Leader Enterprises, Inc., Trustee

Leader Enterprises Inc Trustee

BY: J. A. Waechter attorney

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 9th day of September, 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 $90,205.91.

_____
AFFIANT

Subscribed to or sworn to before me this 9th day of September, 19 91.

Notary Public: _____ my commission expires: _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PREPARED BY:

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

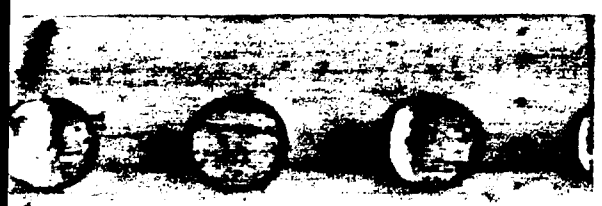
4.5307

IDENTIFICATION REFERENCE

SEP 9 12 28 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

8968 09/09 0101 03CHECK 343.74



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

RECEIVED OF _____

FOR _____

BOOK 8438 PAGE 489

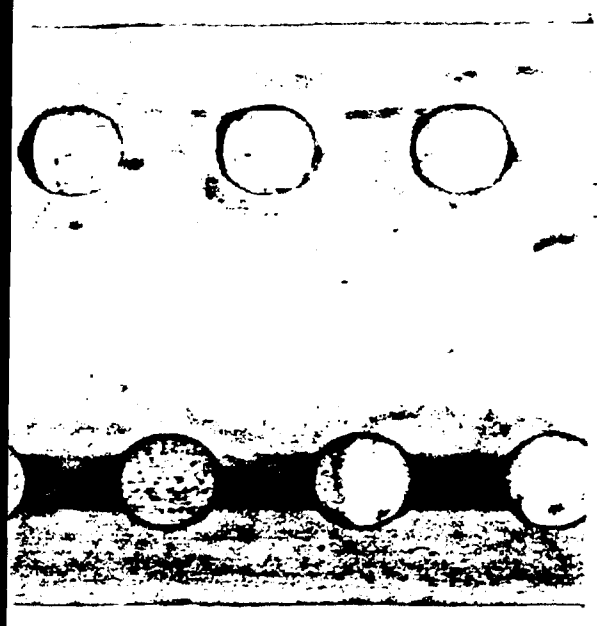
| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 90205.91
CON TX 333.74
PRFEE 1.00
WDEED 9.00
TOTAL 343.74
CHECK 343.74

09/09/91 01 12:29 0001 8968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4.5307.

IDENTIFICATION REFERENCE

Sep 9 12 20 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 457233