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Box 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $118,876.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF April 1992

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEED IN LIEU OF FORECLOSURE

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~: Trustee:	MAP-PARCEL NUMBERS
Leader Federal (NAME)	Same (NAME)	104-13-A-49C0
PO Box 1860 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Memphis, TN 38101 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jens B. Groggard and Brit Grogaard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Security Pacific National Bank, as trustee under a Trust Agreement dated as of December 1, 1988 among Shearson Lehman Pass-Through Securities, Inc., the Trustee, and Leader Federal Savings and Loan Association, and Security Pacific National Bank HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 49 also known as Unit No. 43 on the Plan of Richmeade Place, Section 3, of record in Book 5050, Page 19, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jens B. Grogaard and wife, Brit Grogaard by deed from Michael F.R. Foltz et ux, Judy B. Foltz of record in Book 6933, Page 471, Register's Office for Davidson County, Tennessee.

It is the intention of the grantor and the grantee that the deed of trust of record in Book 6933, Page 462, Register's Office for Davidson County, Tennessee, not merge with the title acquired by the grantee pursuant to this deed. No such merger will occur unless and until such time as the grantee executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the deed of trust will remain a valid and continuing lien, security title, and security interest against, in, and to the property described herein.

I do hereby certify that Jens B. Grögaard and Brit Grögaard has signed this document. My certification applies to the signature only, not to the contents of the document. Oslo byfogd og notarius publicus, 11th March 1992. Per Hauge byfogd

City Judge-Public notary

This is unimproved ( ) / improved (xx) property, known as 401 Bowling Avenue (House Number) (Street) Nashville, TN 37205 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of March, 19 92

Jens Grogaard
JENS B. GROGAARD

Brit Grögaard
BRIT GROGAARD

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Oslo, Norway }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jens B. Groggard and Brit Groggard

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Oslo, Norway, this 31 day of March 1992.

Commission expires July 7th. 1992

Notary Public
Per Hauge
byfogd

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

0891 04/15 0101 03CHECK 446.56

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

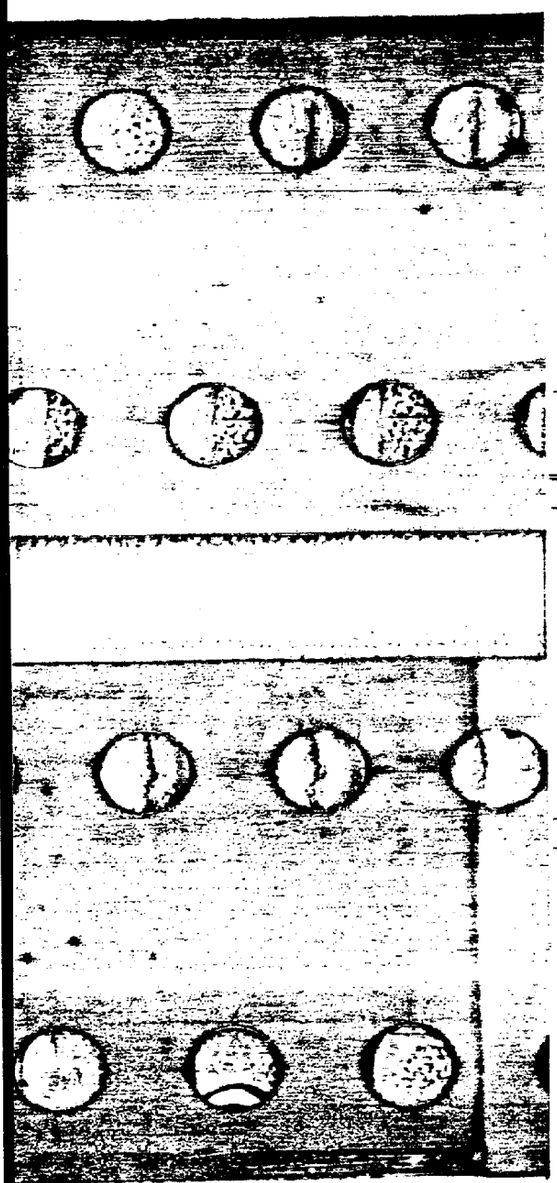
My commission expires: _____

_____
Notary Public

IDENTIFICATION REFERENCE
APR 15 2 04 PM '92
ELLA L. WILSON II REGISTER
DAVIDSON COUNTY, TN

0.1.9.8.

Branham



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

RECEIVED OF _____

FOR _____

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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 118826.77
CON TX 439.56
PRFEE 1.00
WDEED 6.00
TOTAL 446.56
CHECK 446.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/15/92 01 14:03 0001 0891

0.1.9.9.8.

IDENTIFICATION REFERENCE

APR 15 2 04 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 521747