File By 61

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

SEND TAX BILLS TO:
same

MAP: 104-13-A

PARCEL: 59CO

SUBSTITUTE TRUSTEE'S DEED

BOOK 8628 PAGE 103

THIS INSTRUMENT is made and entered into this 18th day of May, 19 92, by and between KENNETH M. BALLEW, SUBSTITUTE TRUSTEE, appointed SUBSTITUTE TRUSTEE by instrument of record in BOOK 8600, PAGE 172, 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 26, 1984, and of record in BOOK 6258, PAGE 538, in the Register's Office for Davidson County, Tennessee, George D. Woodard and wife, Nan J. Woodard conveyed to LEADER ENTERPRISES, INC., TRUSTEE, to secure to Leader Federal Savings and Loan Association, the payment of one note in the amount of ONE HUNDRED, TWENTY-EIGHT THOUSAND, TWO HUNDRED, FIFTY DOLLARS & NO/100 $*** 128,250.00; 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 $***111,621.27 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $*** 111,621.27, 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:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LAND in Davidson County, Tennessee, being Building Site No. 59, on the Site Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to George D. Woodard and wife, Nan J. Woodard by deed from Joseph Kanaday, Jr. and wife, Connie W. Kanaday of record in Book 6258, page 546, 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 SUBSTITUTE TRUSTEE, does hereby transfer, assign and set over unto PARTY 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 SUBSTITUTE TRUSTEE but not further or otherwise. WITNESS MY HAND this the 18th day of May, 19 92.

BY: _____
KENNETH M. BALLEW
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Ballew, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 1992.

My Commission Expires:
5/28/95

Notary Public

7648 05/18 0101 03CHECK 422.92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transaction, whichever is greater, is $*** 111,621.27.

AFFIANT

Subscribed to or sworn to before me this 18th day of May, 1992.

My Commission Expires:
5/28/95

Notary Public

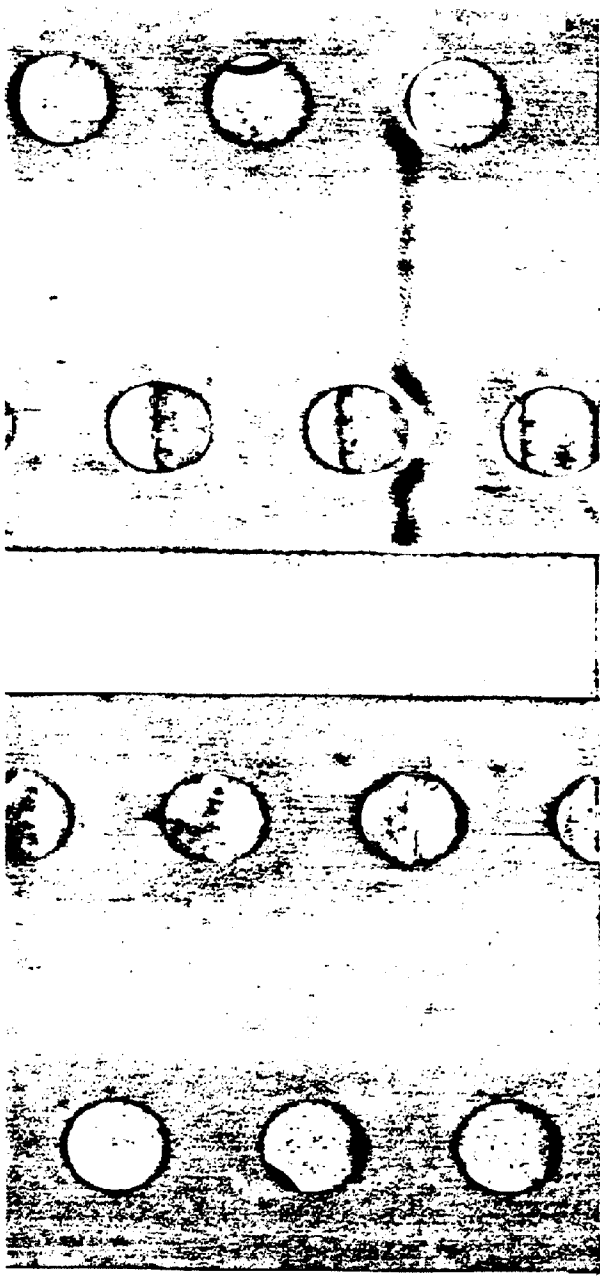
PREPARED BY:
Walt, Dyer & James, Attorneys
Suite 130, One Burton Hills Blvd.
Nashville, Tennessee 37215

11100

IDENTIF. TREFERENCE

MAY 18 12 13 PM '92

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8628 PAGE 106

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
111621.27
CON TX 412.92
PRFEE 1.00
WDEED 9.00
TOTAL 422.92
CHECK 422.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/92 01 12:13 0001 7648

I I I 0 0

IDENTIF. REFERENCE

MAY 18 12 13 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531842