FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 8639 PAGE 201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 92

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

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: | MAP-PARCEL NUMBERS |
|---|---|---|
| Preston G. Thompson (NAME) | Leader Federal Bank for Savings (NAME) | 142-13A/67C0 |
| 1533 Eller Drive (STREET ADDRESS OR ROUTE NUMBER) | 158 Madison Avenue (STREET ADDRESS) | |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38103 (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, Rochford Realty & Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston G. Thompson and wife, Judy B. Thompson

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 Lot No. 67 on the Plan of Riverside, Phase 1, of record in Book 6900, Pages 490, 491, 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc. by deed of record in Book 7103, Page 48, said Register's Office.

14994

IDENTIF. REFERENCE

JUN 1 2 12 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )X
This is improved ( ) property, known as 1533 Eller Drive, Nashville, Tennessee 37221
(House Number) (Street) (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 my hand this 29th day of May, 19 92

Rochford Realty & Construction Co., Inc.

By: James B. Mooney authorized agent

~~John T. Rochford, President~~

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rochford Realty & Construction Co., Inc.

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 29th day of May 19 92

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~John T. Rochford~~ James G. Mooney and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) (themselves) to be the ~~President~~ authorized Agent and _____ respectively of the Rochford Realty & Construction Co., Inc. the within named bargainor, a corporation, and that (he) (they) as such ~~President~~ authorized Agent 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 John T. Rochford as such ~~President~~, and attesting the same by the said James G. Mooney as such authorized Agent

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of May, 19 92

My commission expires 11-27-93

_____
Notary Public

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.

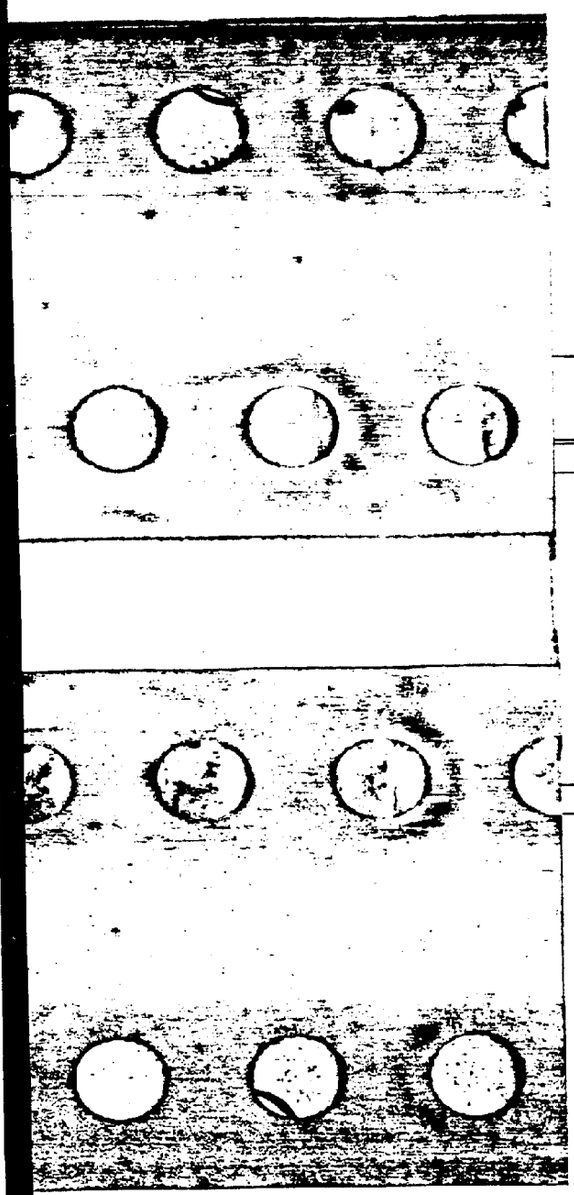
Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____

6399 06/01 0101 03CHECK 626.75



**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 | |
| | | | | 167500.00 |
| | | | CON TX | 619.75 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 626.75 |
| | | | CHECK | 626.75 |
| 06/01/92 | 01 | | 14:09 0001 | 6399 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:4994

IDENTIF. †REFERENCE

JUN 1 2 12 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536208

FILE BOX 61

PREPARED BY & RETURN TO:
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

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[Space Above This Line For Recording Data]

10496

# DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on May 29, 19 92. The grantor is Preston G. Thompson and wife, Judy B. Thompson ("Borrower"). The trustee is Leader Enterprises, Inc., of Shelby County, TN ("Trustee"). The beneficiary is Leader Federal Bank for Savings, which is organized and existing under the laws of the United States of America, and whose address is 158 Madison Avenue, Memphis, TN 38103 ("Lender"). Borrower owes Lender the principal sum of ONE HUNDRED FIFTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100---------- Dollars (U.S.$ 150,750.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2012. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Riverside, Phase 1, of record in Book 6900, Pages 490, 491, 492, 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 the Grantors by deed of even date which is being recorded simultaneously herewith.

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $150,750.00 DOLLARS.

which has the address of 1533 Eller Drive [Street], Nashville [City],
Tennessee 37221 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.