C 017
13522-5

SUCCESSOR TRUSTEE'S DEED

This Instrument Prepared By:
David R. Ray
Law Offices of David R. Ray
5101 Wheelis Drive, Suite 100
Memphis, Tennessee 38117

BOOK 9055 PAGE 971

R & R Services, Inc.,
Successor-Trustee

to

Leader Federal Bank for Savings
P.O. Box 1860
Memphis, Tennessee 38101-1860
SEND TAX BILLS HERE
NO MORTGAGEE

Field Book 09D-78609
Map 141-12-0-B
Parcel 48

WHEREAS, James R. Hayes and Debra C. Hayes executed a Deed of Trust on the 15th day of April, 1987, which was recorded in Book 7205, Page 674, of Davidson County, Tennessee, conveying to Leader Enterprises, Inc., Trustee(s), the property hereinafter described to secure the payment of a Promissory Note referred to in said Deed of Trust; and

WHEREAS, R & R Services, Inc. was appointed Successor-Trustee, said appointment being recorded in Book 8990, Page 952, for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Business Journal, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to wit: August 2, 1993 at 12:00 PM at Front door of the Courthouse at Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other exemptions of every kind, all of which were Deed of Trust; and

WHEREAS, the GRANTEE herein, Leader Federal Bank for Savings, being the highest and best bidder at said sale with a bid of ONE HUNDRED ONE THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS ($101,575.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of ONE HUNDRED ONE THOUSAND FIVE HUNDRED SEVENTY FIVE AND NO/100 DOLLARS ($101,575.00), paid by Leader Federal Bank for Savings, the receipt of which is hereby acknowledged, I, R & R Services, Inc., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Leader Federal Bank for Savings, its successors and assigns, the following tract of land situated in Davidson County, Tennessee and more particularly described as follows, to-wit:

55170
IDENTIF. & REFERENCE

Land in Davidson County, Tennessee, being Lot No. 41 on the Plat of Southampton, Phase 3, of record in Book 5200, Page 689 & 690, in the said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

3485 08/24/93 01:01:07 CHECK 384.92

The undersigned hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under the undersigned, but not further or otherwise. The conveyance of the aforesaid property is subject to unpaid property taxes, assesments, subdivision restrictions, buildiing liens, and easements of record in the of Davidson County, Tennessee.

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.

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

IN WITNESS WHEREOF, the said R & R Services, Inc., Successor-Trustee, has hereunto set his hand this 2nd day of August, 1993.

R & R Services, Inc.
Successor-Trustee
David R. Ray - President

STATE OF Tennessee)
COUNTY OF Shelby)

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David R. Ray with whom I am personally acquainted and who upon oath acknowledged himself/herself to be the President of R & R Services, Inc. the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President.

WITNESS my hand and official seal at office this 2nd day of August, 1993.

My commission expires: 10/16/94

Notary Public

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Shelby)

The actual consideration or value, whichever is greater for this transfer is $101,575.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1993.

NOTARY PUBLIC

My commission expires:
10/16/94

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

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 101575.00
CON TX 375.92
PRFEE 1.00
WDEED 8.00
TOTAL 384.92
CHECK 384.92

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/93 01 1015/8 0001 3195

55170

IDENTIF. ↑ REFERENCE

93 AUG 24 AM 10:47

REGISTER
DAVIDSON COUNTY, TN.

No. 689513