SUBSTITUTE TRUSTEE'S DEED

Address New Owner as follows:	Send Tax Bills To:	Map & Parcel No.:
Leader Federal Bank for Savings 149 Monroe Avenue Memphis, Tennessee 38103	SAME	Map 82-4 Parcel 355

This deed is executed effective as of the 14th day of April, 1994 from Paul S. Parker as Grantor, in his capacity as Substitute Trustee, but no further or otherwise, to LEADER FEDERAL BANK FOR SAVINGS, as Grantee.

WITNESSETH:

WHEREAS, default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust dated May 3, 1989, to secure an indebtedness as described therein, executed by Rebecca F. Brooks, an unmarried person, to Leader Enterprises, Inc., Trustee and recorded in Book 7834, page 21, Register's Office for Davidson County, Tennessee.

WHEREAS, Paul S. Parker, was appointed Substitute Trustee, by an instrument recorded in said Register's Office in Book 9279, page 413.

WHEREAS, all of the secured indebtedness having become due and payable as provided in said Deed of Trust at the option of the lawful owner and holder of the same, I, Paul S. Parker, Substitute Trustee, acting upon the demand of Leader Federal Bank for Savings, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Successor Trustee, did on Thursday, April 14, 1994, commencing at 11:00 o'clock a.m. (C.D.T.) pursuant to advertisement published in the Nashville Record in the editions of March 24, March 31, and April 7, 1994, offer for sale and sell at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale Leader Federal Bank for Savings (F/K/A Leader Federal Savings and Loan) became the highest and best bidder at and for the sum of Twenty-Seven Thousand Six Hundred Fifty Four and 79/100 Dollars ($27,654.79).

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of the Nashville Record, attorneys fees, all other costs of sale, the secured indebtedness senior to that secured by the Deed of Trust, and the balance applied as a payment for credit on the Note thereby secured;

NOW, THEREFORE, I, Paul S. Parker, as Substitute Trustee, but no further or otherwise, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory rights of redemption waived in the said Deed of Trust, dower and homestead, do hereby sell, transfer and convey unto LEADER FEDERAL BANK FOR SAVINGS, as Grantee, the following described real property in Davidson County, Tennessee:

> Being the easterly one-half of Lot No. 39 on the Plan of the W.H. Hyronemus Addition, as of record in Book 161, Page 174, Register's Office, Davidson County, Tennessee.
>
> SAID easterly one-half of Lot No. 39 fronts the southerly margin of West Sharpe Avenue and runs back between parallel line 168 feet to an alley.
>
> BEING the same property conveyed to Rebecca Ann Goostree, now Rebecca F. Brooks, by final decree No. 99029 in the Sixth ircuit Court for Davidson County, Tennessee, and of record in Book 5599, page 363, Register's Office for Davidson County, Tennessee.

The sale was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, subject to any

matters of record, laws, ordinances and regulations, and further subject to any unpaid taxes or assessments owing on the property, and this conveyance is so made. This property is being sold AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether expressed or implied. Without limiting the foregoing, THIS PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. FURTHER, THE UNDERSIGNED DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS.

However, Grantor, as Substitute Trustee, but no further or otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust and in any prior deed referred to in said Deed of Trust, together with all rights and benefits of the covenants and warranties to Grantor made in the said Deed of Trust, insofar as he can or ought as Substitute Trustee, but no further or otherwise.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ 27,654.79.

Subscribed and sworn to before me this the 21st day of April, 1994.

Paul S. Parker
Affiant

Cindy R. Alexander
Notary Public

My Commission Expires: March 22, 1997

6869 04/21 0101 03CHECK 111.33

IN WITNESS WHEREOF, I, Paul S. Parker, as Deed of Trust Trustee, but no further or otherwise, have executed this instrument to be effective this 14th day of April, 1994.

Paul S. Parker
PAUL S. PARKER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Paul S. Parker, Substitute Trustee, 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 the 21st day of April, 1994.

Cindy R. Alexander
NOTARY PUBLIC

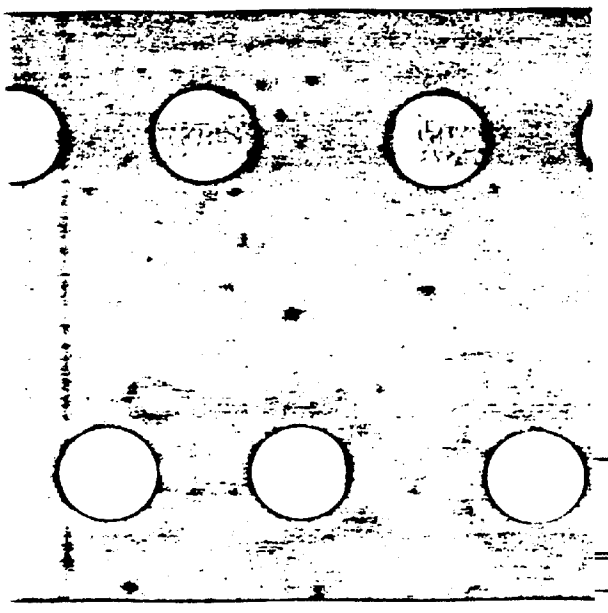
MY COMMISSION EXPIRES: March 22, 1997

This Instrument Prepared By:
DODSON, PARKER & BEHM
400 REALTORS BLDG., 306 GAY STREET
NASHVILLE, TENNESSEE 37201

41686
IDENTIF. & REFERENCE

94 APR 21 PM 2:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

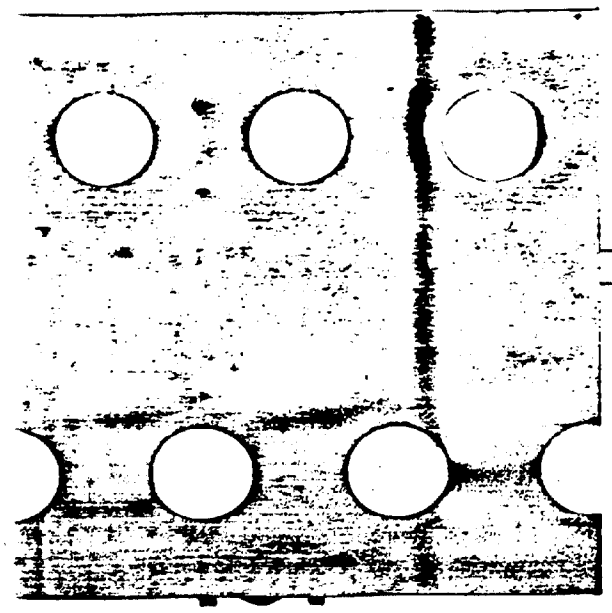
FOR _____

BOOK 9319 PAGE 335

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 27654.79	
			CON TX 102.33	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 111.33	
			CHECK 111.33	
04/21/94	01		14:13 0001 6869	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41686
IDENTIF. # REFERENCE

94 APR 21 PM 2:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 782028