TRUSTEE'S DEED BOOK 9553PG416

THIS INDENTURE, made this 22nd day of December, 1994, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and LEADER FEDERAL BANK FOR SAVINGS, Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 28th day of October, 1986, Florence E. Becton and Susie B. Talley, executed a Deed of Trust to Stephen R. Josleyn, Trustee, to secure a Promissory Note in the original amount of $47,488.00, the same being payable to Cityfed Mortgage Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 7033, Page 110, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 28th day of April, 1989, in Book 7827, Page 965, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Nashville, County of Davidson, State of Tennessee; to-wit:

Land in Davidson County, Tennessee, being Lot No. 8A on the Plan of Zone Lot Division, Lot 8, Section One, Creekwood Estates, as of record in Plat Book 5200, Page 439, amended in Plat Book 6200, page 57 and amended in Book 6200, page 511, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Florence E. Becton and Susie B. Talley by Deed recorded 11/6/86 in Deed Book 7033, Page 107, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 22nd day of December, 1994, at 10:15 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 56,130.59 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

mail

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Leader Federal Bank For Savings
(NAME OF PERSON OR AGENCY)
% Lomas Mortgage USA, Inc.
P.O. Box 226407 Dallas, Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

PROPERTY OWNER:
Leader Federal Bank For Savings
% Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222-6407
MORTGAGEE:
- NONE -

MAP 60-3
PARCEL 155

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 22 day of December, 1994.

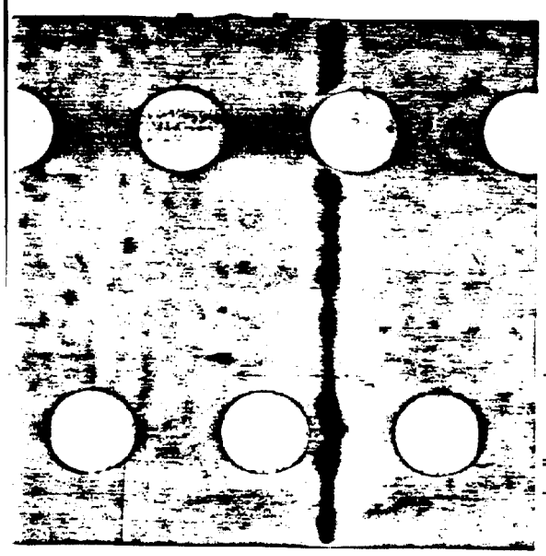
Juanita D Henley
NOTARY PUBLIC
My Commission Expires: 1-29-97.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $6,130.59
Charles H. Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1994.
Deputy Register

19615
IDENTIF. & REFERENCE

94 DEC 22 AM 11:01
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

5711 12/22 0101 03CHECK 216.57



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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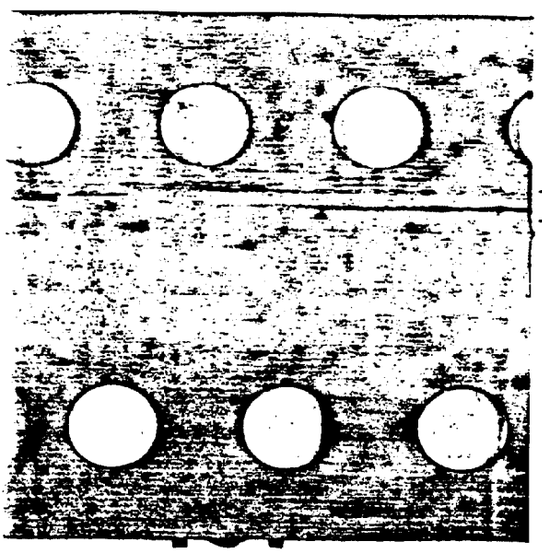
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56130.59
CON TX 207.57
PRFEE 1.00
WDEED 8.00
TOTAL 216.57
CHECK 216.57

12/22/94 01 11:00 0001 5711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19615
IDENTIF. & REFERENCE

94 DEC 22 AM 11:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865632