

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF MEMPHIS, does, by these presents, grant, bargain, sell, convey, set over, and assign to LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, as Assignee, its successors, representatives, and assigns, all right, title, and interest which Home Federal Savings and Loan Association of Memphis has in and to a certain mortgage made and entered into the 27th of December, 1984, executed by Southern Inns Partners, a Tennessee partnership composed of H. F. Corporation, a Tennessee corporation, and Two Eighty Associates, a partnership, consisting of Clyde Dixon & Associates, Inc., a corporation, Clyde H. Dixon, Jr., Clyde H. Dixon, III, Kenneth W. Dixon, and Charles E. Walpole, which mortgage was filed for record in the Probate Office of Shelby County, Alabama on January 2, 1985 in Real Record 013, Page 288, to secure the principal sum of \$6,000,000.00.

Home Federal Savings and Loan Association of Memphis specifically transfers, sells, conveys, and assigns to Leader Federal Savings and Loan Association, its successors, representatives, and assigns the aforesaid mortgage, the property described therein, the indebtedness secured thereby together with all of the powers, options, privileges, and immunities therein contained.

Home Federal Savings and Loan Association of Memphis warrants that the aforesaid mortgage constitutes a good, valid and first lien on the property described therein, and that such property is not subject to any prior liens or encumbrances.

Jack A

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BY: \_\_\_\_\_  
Title: \_\_\_\_\_