FORM NO. WD-1

BOOK 5002 PAGE 678

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,000.00 Michael Perry Hosey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 76

Carla Z. Hall
Notary Public

MY COMMISSION EXPIRES: 1/29/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Perry Hosey (NAME)	SAME (NAME)	10D 06960
P.O. Box 280, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 24
Springfield, Tn. 37172 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 21.1

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~~, I, Evelyn Florence Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Perry Hosey

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:

BEGINNING AT an iron pin by a post, a common corner to Ferriss and Taylor, thence with Taylor's line South 4 Degrees West 309.4 feet to an iron pin; thence approximate with an old fence line South 33 degrees 30 minutes east 802.3 feet to a 6 inch Elm in fence; thence South 49 degrees 45 minutes West 215 feet more or less to an iron pin by 10 inch Elm; thence South 51 degrees 30 minutes West 269 feet, more or less to an iron pin by a post; thence north 26 degrees 45 minutes East 93 feet more or less to a 24 inch Oak; thence South 80 degrees 15 minutes West 228 feet more or less to a 36 inch Hickory in Cummings Line; thence North 29 degrees 50 minutes East 542 feet more or less to an iron pin by stone; thence with old fence line North 2 degrees 7 minutes East 725.6 feet to an iron pin by post, corner to Ferriss and Commings; thence North 75 degrees 45 minutes East 372 feet more or less to the point of beginning and containing 12 acres, more or less.

BEING the same property conveyed to Evelyn Florence Allen by deed of record in Book 4409, page 626, said Register's Office.

Grantee herein agrees to accept property in its as is condition. M.P.H.

This is unimproved (XX) improved ( ) property, known as 12 Acres, more or less, Shaw Road, Goodlettsville, Tn.
(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 ~~XXXX~~ this 27th day of February, 19 76

Evelyn Florence Allen
Evelyn Florence Allen

STATE OF TENNESSEE
Davidson County

BOOK 5002 PAGE 679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Florence Allen

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 19 76

Commission expires 1-29-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

D 38815

WARRANTY DEED

FROM
EVELYN FLORENCE ALLEN

TO
MICHAEL PERRY HOSEY

IDENTIF. REFERENCE

MAR 4 12 20 PM '76

REGISTER
DAVIDSON CO., TENN.

FILE BOX # 12

MAR-4 76	CONV	15,000.00			
MAR-4 76	S'TAX		B*	39.00	
MAR-4 76	PR'FEE		B*	.50	
MAR-4 76	W'DEED		B*	4.00	* 43.50

THIS INSTRUMENT WAS PREPARED BY:
Harold Reeves, Attorney
311 Plus Park Blvd., Suite 218
Nashville, Tn. 37217

BOOK 5002 PAGE 680

For and in Consideration of One Dollar to me paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, Michael Perry Hosey

have this day bargained and sold, and do hereby transfer and convey, to Harold Reeves Trustee, and his successors in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

BEGINNING at an iron pin by a post, a common corner to Ferriss and Taylor, thence with Taylor's line South 4 degrees West 309.4 feet to an iron pin; thence approximate with an old fence line South 33 degrees 30 minutes east 802.3 feet to a 6 inch Elm in fence; thence South 49 degrees 45 minutes West 215 feet more or less to an iron pin by 10 inch Elm; thence South 51 degrees 30 minutes West 269 feet, more or less to an iron pin by a post; thence north 26 degrees 45 minutes East 93 feet more or less to a 24 inch oak; thence South 80 degrees 15 minutes West 228 feet more or less to a 36 inch Hickory in Cummings line; thence North 29 degrees 50 minutes East 542 feet more or less to an iron pin by stone; thence with old fence line North 2 degrees 7 minutes East 725.6 feet to an iron pin by post, corner to Ferriss and Cummings, thence North 75 degrees 45 minutes East 372 feet more or less to the point of beginning and containing 12 acres, more or less.

BEING the same property conveyed to the grantor by deed of even date being recorded simultaneously herewith.

MAR-4 76	MORT'G	12,000.00			
MAR-4 76	S'TAX		B*	10.00	
MAR-4 76	PR'FEE		B*	.50	
MAR-4 76	T'DEED		B*	4.00	* 14.50

To Have and to Hold said property to the said Harold Reeves Trustee, and his successor in trust, forever. I covenant that I am lawfully seized of the said property, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and defend the title to said property to the said Harold Reeves Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.
But this conveyance is made in trust for the following uses and trusts, and for no other purpose, to wit:

To secure and make certain the payment of that certain promissory note of even date executed by Michael Perry Hosey to Evelyn Florence Allen in the principal amount of $12,000.00, payable in monthly installments beginning March 7, 1976, in the amount of $150.40 and a like amount thereafter on the 7th of each and every month, until paid in full. Installments include interest at the rate of eight and three-fourths (8 3/4) percent.

Now if Michael Perry Hosey shall pay the sum s aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if he fail to pay the said sum s of money when due as aforesaid, or any part of said sum s, according to the terms above expressed, then, all of the indebtedness hereby secured shall, at the option of the owner thereof, and without notice, become immediately due and payable, and upon such default, this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving 21 days' notice, by 3 publication in The Nashville Record in Davidson County, Tennessee, to sell said property at the Courthouse door in said County, to the highest bidder, for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. I agree that the Trustee may, at any time after default in payment of principal or interest as each falls due respectively, enter and take possession of said property, and shall only account for net rents received by him.

And I agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ N/A until the sum herein secured is fully paid, and to have the loss made payable on the policy to said Trustee for the benefit of the owners and holders of the debt herein secured. I agree to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments, and to pay them when due; and in case I fail to do either, then said Trustee, or the creditor herein secured, may do either, and charge and treat the amount so expended as a part of the debt herein secured.

In case of sale under this Deed of Trust, the proceeds will be applied by the Trustee:
First—To pay all the costs and charges of executing this trust, including attorney's fees and the expenses of any litigation which may arise on account of the execution and enforcement of this trust.

Second—To pay said debt, or any balance thereof then remaining unpaid.

Third—The residue to be paid to Michael Perry Hosey or order. And in case of the death, absence, inability, or refusal to act of the said Trustee at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to Harold Reeves, Trustee, shall be vested in said successor.

In the event of a sale of said property under and by virtue of this trust, the said Michael Perry Hosey and all persons holding under him shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be determined at the option of said purchaser upon five days' written notice.

It is further agreed that the said Trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

This 27th day of February, 19 76

Michael Perry Hosey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Perry Hosey

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 this 27th day of February, 19 76

Earl Marcell, Notary Public.

Commission Expires 1/29/79

NOTARY PUBLIC DAVIDSON

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

DEED OF TRUST

FROM
MICHAEL PERRY HOSEY

TO
HAROLD REEVES, TRUSTEE

Attorneys Title Company
Title Guaranteed

D 38816

IDENTIF. REFERENCE

MAR 4 12 23 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.