This Instrument Was Prepared by: Charles F. Frazier, Attorney, 200 Court Square Building, 300 James Robertson Parkway, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
JAMES HALEY, ET UX (NAME)	SAME 508 5058 PAGE 717 (NAME)	121
COUCHVILLE PIKE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	145
NASHVILLE, TENN. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pt

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of --Eighteen Thousand & no/100---------- -------($18,000.00)---------- DOLLARS of which $ 9,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the ~~remainder~~ the payment of the 1976 taxes when they become due and payable, and for the remaining $9,000.00 the said grantees have this day executed an installment deed note to the grantor payable at the rate of $100.00 per month with the first payment being due and payable on October 1st, 1976, and a like payment to be made on the first day of each month thereafter until said amount is paid in full. All payments made prior to January 1st, 1978, will be non-interest bearing and the total amount paid will apply on the principal. Beginning on January 1st, 1978, the remaining balance will bear interest at the rate of 5 1/2% per annum and the interest will be deducted from the $100.00 per month payment as same is made each month. Privilege is reserved by grantees of paying any number of said monthly payments or the installment deed note may be paid in full on any paying date without penalty.

AUG 18 76	CONV	18,000.00			
AUG 18 76	MORT'G	*9,000.00			
AUG 18 76	S'TAX		B*	46.80	
AUG 18 76	S'TAX		B*	7.00	
			B*	.50	
ELIZABETH CAMPBELL	DEED		B*	4.00	* 58.30

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

JAMES HALEY, and wife, JOYCE HALEY

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A tract of land lying in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as beginning at an iron pin in the southerly margin of Couchville Pike, said point being Nolen H. Hendrix's northeast corner; thence with said margin southeastwardly 271 feet to an iron pin; thence south 8°00' west 475 feet to a 24" Hackberry tree; thence south 2°15' west, 370 feet to an iron pin in John F. Baggett's northeast corner; thence north 83°00' west, 421 feet to a post in Rev. Baggett's east boundary line; thence with said boundary line north 4°00' east 384 feet to a post, being Hendrix's southwest corner; thence with said Hendrix's south boundary line eastwardly 138.9 feet to a mark on flat bed rock with an 8" Ash tree witness 17 feet northeast of said mark, and a 6" Ash tree witness 7 feet southwest of said mark, and being Hendrix's southeast corner; thence with Hendrix's east boundary line north 8°30' east 512.7 feet to the point of beginning, containing 6.03 acres. Being the same property conveyed to Elizabeth Campbell by deed from Robert E. Worrall, County Court Clerk, as of record in Book 4900, Page 548, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as Couchville Pike Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Charles F. Frazier Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $10,000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if failing to pay taxes, keep up repairs or keep said premises insured as herein provided, we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, 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 and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 17th day of August 19 76

Elizabeth Campbell

x James Haley

x Joyce Haley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Elizabeth Campbell
Affiant

Subscribed and sworn to before me, this the 17th day of August, 1976

My commission expires 2/8/78 (Affix Seal)

Carolyn Hastings
Notary Public

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 JAMES HALEY, JOYCE HALEY & ELIZABETH CAMPBELL the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August 19 76

Commission Expires 2/8/78

Carolyn Hastings
Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____

_____
Notary Public

Commission Expires _____

This instrument was prepared by:

Name Address

INSTALLMENT DEED

FROM
ELIZABETH CAMPBELL
TO
JAMES HALEY, ET UX

D 63812

IDENTIFICATION REFERENCE

AUG 18 3 15 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Published by
Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1063-MESSEY 8-1-75