BOOK 5119 PAGE 162

This Form furnished by Attorneys Title Company, Inc. INSTRUMENT DEED Form No. WD - 4

FROM
John W. Menees, Jr. and wife, Nancy W. Menees

TO
Dallas E. Rector and wife, Brenda B. Rector

For draftsman's use

THIS INSTRUMENT PREPARED BY
LARRY W. SIMMONS, ATTORNEY
SPRINGFIELD, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas E. Rector et ux (NAME)	Dallas E. Rector et ux (NAME)	M. 63
621 Menees Lane (STREET ADDRESS OR ROUTE NUMBER)	621 Menees Lane (STREET ADDRESS)	P. 79
Madison Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison Tenn. 37115 (CITY) (STATE) (ZIP)	

MAP

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

FEB 28 1 10 PM '77

REGISTER DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SHELBY }

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

$ 23,500.00 Dallas E. Rector
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1977

Larry Simmons
Notary Public

MY COMMISSION EXPIRES: 4-24-78
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Twenty Three Thousand and Five Hundred ($23,500.00) DOLLARS

of which $ $10.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed, made payable to, and delivered to JOHN W. MENEES, JR. and wife, NANCY W. MENEES, their one certain joint promissory note in the principal sum of $23,500.00, with interest at the rate of 9%, payable in 240 successive monthly installments of $211.44 each, with the first such installment being due and payable on the first day of April, 1977, and a like amount of $211.44 being due and payable on the first day of each succeeding month until paid in full.

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,

JOHN W. MENEES, JR. and wife, NANCY W. MENEES,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto DALLAS E. RECTOR and wife, BRENDA B. RECTOR,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: 11th Civil District

BEGINNING at an iron peg in the John W. Menees line and the right of way of Menees Road, at a point 296.5 feet East of Neely's Bend Road; thence South 1 deg. 00 min. West 210 feet to an iron peg; thence South 89 deg. 00 min. East 204 ft. to an iron peg, thence North 3 deg. 15 min. East 210.2 ft. to an iron peg in right of way of Menees Road; thence with the right of way of Menees Road; North 89 deg. West 212.2 ft. to the point of beginning, containing 1 acre, more or less.

Being the same property that was conveyed to John W. Menees, Jr. and wife, Nancy W. Menees, by John W. Menees, Sr. et ux in a deed of record in Deed Book 2543, page 365, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 621 (House Number) Menees Lane (Street) Madison (P. O. Address:) Tennessee (City or Town) 37172 (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 covenant 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 Larry W. Simmons 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 $ insurable value 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 26th day of February 19 77

John W Menees Jr — Dallas E. Rector

Nancy W. Menees — Brenda B. Rector

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. MENEES, JR. and wife, NANCY W. MENEES, and DALLAS E. RECTOR and wife, BRENDA B. RECTOR, the bargainorS, 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 Springfield, Robertson County, Tennessee, this 26th day of February, 1977.

LARRY SIMMONS * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

Larry Simmons, Notary Public.

Commission expires 4-24-79

FEB28	CONV	23,500.00		
FEB28	MORT'G	23,500.00		
FEB28	S'TAX		B*	61.10
FEB28	S'TAX		B*	21.50
FEB28	PR'FEE		B*	.50
FEB28	W'DEED		B*	4.00 * 87.10

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.....