The address of Grantee is:-
Mr. Joseph Karl Hach
1601 Madison Street
Clarksville, Tennessee 37040

This instrument was prepared by DEMPSEY H. MARKS, of the law firm of Marks, Fleming & Marks, 114 South Second Street, Clarksville, Tennessee 37040.

Map 21
Parcel 150

PHILA RAWLINGS HACH, et vir

TO:

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JOSEPH KARL HACH

FOR THE CONSIDERATION HEREINAFTER SET OUT, Grantors, PHILA RAWLINGS HACH, and husband, ADOLF HACH, have this day bargained and sold, and do hereby transfer and convey unto Grantee, JOSEPH KARL HACH, and to his heirs and assigns forever, a one-half (1/2) undivided interest in and to the real estate hereinafter described, said real estate being situated in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, to-wit:-

Being parts of Lots Nos. 9 and 10 in an unregistered plan of the John A. Eberlee Lands and a 10-acre tract adjoining said Lot No. 9 and described according to a survey made by Lewis D. Justice, Surveyor, October 24, 1949, as follows:-

BEGINNING at a point in the center of Bernard Road at the Southwesterly corner of the property conveyed to Allen M. Endsley, and wife, of record in Book 1429, page 601, Register's Office for said County; thence with the said Endsley's boundary line North 14 degrees 30 minutes West 625 feet; thence South 45 degrees West 521 feet; thence South 48 degrees West 330 feet; thence South 48 degrees West 120 feet to a point; thence South 46 degrees 45 minutes East 230 feet; thence South 8 degrees 45 minutes West 100 feet; thence Easterly 370 feet to the center of Bernard Road; thence with the center of the same North 4 degrees East 210 feet, North 32 degrees 30 minutes East 240 feet, and North 65 degrees East 145 feet to the beginning, containing 8.7 acres, more or less.

This being the same property conveyed to Phila Rawlings Hach, by deed from A. L. Rawlings, Sr. and wife, Sophia Shadow Rawlings, of record in Book 5031, page 718, in the Register's Office for Davidson County, Tennessee. Reference is also made to deed of record in Book 5031, page 720, in said Register's Office wherein said property was conveyed to Phila Rawlings Hach, and husband, Adolf Hach, to create an estate by the entirety.
(Map 21, Parcel 150)

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in and to said real estate unto Grantee, JOSEPH KARL HACH, and to his heirs and assigns forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said interest in said real estate; that they have a good and lawful right to convey the same; that it is wholly unencumbered; and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows:-

(1) The execution by the Grantee of a certain negotiable promissory note, of even date herewith, payable to the order of the herein Grantors, in the principal sum of SIX THOUSAND & NO/100 ($6,000.00) DOLLARS, which note is due and payable on December 1, 1977. Said note bears no interest, but provides for a reasonable attorneys fee if placed in the hands of an attorney for collection. This note is the first note of five (5) notes.

(2) The execution by the Grantee of a certain negotiable promissory note, of even date herewith, payable to the order of the herein Grantors, in the principal sum of SIX THOUSAND & NO/100 ($6,000.00) DOLLARS, which note is due and payable on December 1, 1978. Said note bears no interest, but provides for a reasonable attorneys fee if placed in the hands of an attorney for collection. This note is the second note of five (5) notes.

(3) The execution by the Grantee of a certain negotiable promissory note, of even date herewith, payable to the order of the herein Grantors, in the principal sum of SIX THOUSAND & NO/100 ($6,000.00) DOLLARS, which note is due and payable on December 1, 1979. Said note bears no interest, but provides for a reasonable attorneys fee if placed in the hands of an attorney for collection. This note is the third note of five (5) notes.

(4) The execution by the Grantee of a certain negotiable promissory note, of even date herewith, payable to the order of the herein Grantors, in the principal sum of SIX THOUSAND & NO/100 ($6,000.00) DOLLARS, which note is due and payable on December 1, 1980. Said note bears no interest, but provides for a reasonable attorneys fee if placed in the hands of an attorney for collection. This note is the fourth note of five (5) notes.

(5) The execution by the Grantee of a certain negotiable promissory note, of even date herewith, payable to the order of the herein Grantors, in the principal sum of SIX THOUSAND & NO/100 ($6,000.00) DOLLARS, which note is due and payable on December 1, 1981. Said note bears no interest, but provides for a reasonable attorneys fee if placed in the hands of an attorney for collection. This note is the fifth and last note of five (5) notes.

To secure the payment of the above described promissory notes, a vendors' lien is expressly retained on the property herein conveyed. Default in the payment of any note renders the entire unpaid balance of notes due and collectible at once, without notice, at the option of the holder.

The Grantee joins in the execution of this instrument for the purpose of agreeing to pay said notes as provided herein, to pay one-half (1/2) of the taxes assessed against said property before such taxes become delinquent, and to pay one-half (1/2) of the premium to keep the improvements on said property insured against fire and windstorm in an amount satisfactory to the herein Grantors, or any holder of said notes, with mortgage or loss payable clause in favor of the Grantors, or any holder, and to furnish satisfactory evidence of the carrying of such insurance. He further covenants and agrees that in the event said taxes or insurance premiums are not paid, any holder of said notes may pay said taxes or procure such insurance and the cost of same shall be secured as a part of the herein described and secured notes.

The Grantee further agrees that in the event said notes are not paid as provided, or if there is failure to pay any taxes assessed against said real estate before delinquent, or there is failure to keep the improvements on said property insured as aforesaid, then, in either of said events, Grantors shall have the right to declare the unpaid notes due and collectible and advertise the herein described real estate for sale by printed handbills or notices conspicuously posted in Davidson County, Tennessee, giving therein the time, place and terms of sale and/or as provided by statute, and shall have the right at the time mentioned in said advertisement to sell said real estate at the Court House at Nashville, Davidson County, Tennssee, for cash to the highest bidder, free from the rights of homestead, dower, and equity of redemption of the Grantee, or anyone claiming through or under him, with the right in any holder of said notes to bid at sale and deed to be made accordingly with absolute title to the purchaser.

The Grantee agrees that in the event of a sale pursuant to the foreclosure of the lien herein retained, he, or anyone claiming through or under him, shall become a tenant at will of the purchaser or purchasers and give immediate possession without resort to the writ of unlawful detainer.

The proceeds of any sale from the foreclosure of the lien herein retained shall be first applied to the cost of sale, including a reasonable attorneys fee, then to the payment of said notes and any unpaid taxes, with the balance being paid to the Grantee, as his interest may appear.

The Grantee joins in the execution of this deed for the purpose of binding himself, his heirs, assigns and legal representatives to all provisions contained in this deed, and especially for agreeing to the power of sale contained in this deed in favor of the Grantors, or any holder of said notes, in the event default is made.

The herein Grantors make oath that the consideration for this conveyance is $30,000.00, which sum, in their opinion, represents the fair, cash market value of the real estate herein conveyed.

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IN WITNESS WHEREOF the Grantors and the Grantee have executed this instrument on this the 2nd day of November, 1977.

E 43768

IDENTIF. REFERENCE

Dec 29 9 19 AM '77

FELIA B. ALEXANDER REGISTER
DAVIDSON COUNTY, TENN.

Phila R. Hach
Phila Rawlings Hach

Adolf Hach
GRANTORS

Joseph Karl Hach
GRANTEE

1020 CONV 20,000.00
1020 MORT'G 20,000.00

STATE OF TENNESSEE
MONTGOMERY COUNTY

1020 S'TAX 78.00
1020 S'TAX 78.00
1020 PAYEE .50

111.50 111.50

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, PHILA RAWLINGS HACH, and husband, ADOLF HACH, and JOSEPH KARL HACH, the within named 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 seal of office on this the 2nd day of November, 1977.

Louise G. Meador
Notary Public

LOUISE G. MEADOR NOTARY PUBLIC MONTGOMERY COUNTY, TENN.

My commission expires: 9-15-80

Send tax statements to: 1601 Madison Street,
Clarksville, Tennessee 37040

STATE OF TENNESSEE, DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the ___ day of _____, 19___.