Send tax notices to: Dale A. Hallett
New Owner Rt. 4 Dry Creek Rd., Goodlettsville, Tn. 37072

INSTALLMENT DEED—The DAVIDSON COUNTY TITLE CO. INC. MAP 225

BOOK 5248 PAGE 825 Par-34

FOR AND IN CONSIDERATION OF the sum of Six Thousand Five Hundred and no/100 DOLLARS

of which $ 1,501.20 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees do agree and contract as follows:

1. To fully assume the present first Mortgage loan balance of ($3,038.80) dollars in favor of the Bank of Goodlettsville, as evidenced by a Deed of Trust, duly recorded in Book 5142, Page 162, Register's Office for Davidson County, State of Tennessee. The improved realty, is located at 498A Dry Creek Road, Goodlettsville, Tn., and is the same property conveyed by Warranty Deed and by Deed of Correction, respectively, by Elizabeth Haneline to William L. Haneline, Sr., and recorded in Book 5098, page 621, and Book 5103, page 857, respectively, in the said Register's Office.

2. To pay to Elizabeth S. Haneline , the sum of ($1,960.00) dollars, with interest at seven (7) percent per annum, computed monthly upon the unpaid balance, as evidenced by Installment Note from Dale A. Hallett and wife, Vera A. Hallett, dated February 1st, 1978.

FEB-28	CONV	*6,500.00			
FEB-28	S'TAX		B*	16.90	
FEB-28	PR'FEE		B*	.50	
FEB-28	W'DEED		B*	4.00	* 21.40

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,

in favor of William L. Haneline, Sr.

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Dale A. Hallett and wife, Vera A. Hallett

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

A Tract of Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 7 on the plan of J. M. Cowley Lands of record in Book 161, page 29, Register's Office for the said County, and described according to an unrecorded survey made by John B. Bates, dated December 3, 1976, as set out in the previously referred to "Deed of Correction", recorded at page 857, book 5103, in said Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin on the Westerly side of Dry Creek Road, corner to Dr. Grady Bryant; thence with the margin of Dry Creek Road, South 30° East 130 feet to an iron pin; thence with theline of Peggy J. Haneline, South 46° 30' West 216 feet to an iron pin; thence North 2° 25' East 282.0 feet to an iron pin; thence South 78° 15' East 83.5 feet to the point of beginning and containing .56 acres, more or less.

Being part of the same property conveyed to Elizabeth Haneline by Quit Claim Deed from James W. Crutcher as of record in Deed Book 5047, Page 984, Register's Office for Davidson County, Tennessee; and thereafter by Warranty Deed to the present Grantor from Elizabeth Haneline, as of record in Book 5098, page 621, in the aforesaid County and State.

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 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 $ 7,500.00 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 grantors 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 1st day of February 19 78.

Dale A Hallett — William L. Haneline, Sr.

Vera A Hallett

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is 6500.00.

Dale A Hallett, Affiant.

Subscribed and sworn to before me, this the 2nd day of Feb, 1978.

My commission expires 9-12-78.

L B Sanders, Notary.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jim H. Wachter, a Notary Public in and for said County and State, the within named William L. Haneline, Sr. and Dale A. Hallett and wife, Vera A. Hallett the bargainor, 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 Madison, Tennessee this day of 2nd February 19X 78

Commission Expires 5-13-79

Jim H. Wachter, Notary Public.

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

INSTALLMENT DEED

FROM
William L. Haneline, Sr.

TO
Dale A. Hallett and wife,
Vera A. Hallett

E 48739

RECEIVED FOR REFERENCE

FEB 2 11 31 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY: JIM H. WACHTER
Attorney at Law
400 N. Gallatin Road
Madison, Tennessee
37115

INDEX

Representing
SOUTHERN TITLE INSURANCE COMPANY
and
THE TITLE INSURANCE CORPORATION
OF PENNSYLVANIA