This instrument prepared by:
Mead & Mead Law Offices
101 Cumberland Ave.
Madison, Tennessee 37115

BOOK 5312 PAGE 830

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Levoy Dewey	MAP PARCEL NUMBERS
Levoy Dewey, et ux	~~Bank of Goodlettsville~~	Map 41-12
(NAME)	3855 Dickerson Rd (NAME)	
3855 Dickerson Road	~~100 Main Street~~	Par. 85
(STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN (STREET ADDRESS)	
Nashville, Tennessee	Goodlettsville, Tennessee	11-D01585
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100---------- ---------- *Dollars,*

cash in hand, paid by the grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Thomas W. Dailey, Jr. and wife Peggy L. Dailey, hereinafter called the grantors *have this day bargained and sold, and do hereby transfer and convey unto the said* Levoy Dewey and wife, Nelva C. Dewey, hereinafter called the grantees *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lying in the 11th, formerly 19th, Civil District of said County, and being known as Lot No. 2 on the unrecorded plan of Locust Hill, and described according to a copy of a survey made by S.E. Davis, Surveyor on January 10, 1946, as follows:

BEGINNING at a point in the easterly margin of the Dickerson Pike at an iron pin at the corner of Lots No. 1 and 2, said point being 200 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 300 feet to an iron pin in the corner of said lots in the westerly line of Lot No. 3; thence with the line between Lots 2 and 3, southerly 166 feet to an iron pin; thence westerly 314.2 feet to the easterly margin of the Dickerson Pike; thence with the margin of the same, northerly 166.5 feet to the beginning.

Being the same property conveyed to Thomas W. Dailey, Jr. and wife, Peggy L. Dailey, by deed from Howard F. Bachman, E.V. Bachman and Merrill B. Overton, of record in Book 4590, page 962, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $98,500.00

Subscribed and sworn to before me, this the 18 day of July, 19 78

Affiant

My commission expires: 4-28-81 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 3855 Dickerson Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), 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 said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 18th *day of* July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Dailey Jr.
THOMAS W. DAILEY, JR.

Peggy L. Dailey
PEGGY L. DAILEY

BOOK 5312 PAGE 831

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Thomas W. Dailey, Jr. and wife, Peggy L. Dailey

the within named 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 Goodlettsville *Tennessee.*
this 18th *day of* July, *19* 76

Marie W Butterworth *Notary Public*

Commission expires 2-8-81

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 .....

JUL 18 78	CONV	98,500.00			
JUL 18 78	S'TAX		B*	256.10	
JUL 18 78	PR'FEE		B*	.50	
JUL 18 78	W'DEED		B*	4.00	* 260.60

WARRANTY DEED

FROM Thomas W. Dailey Jr. et ux

TO Ruesy Dewey, et ux

77462

IDENTIF. REFERENCE

JUL 18 3 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Maie To Grantee(s) This
Mead 10'
Smith Cumberland Drive
10' Mobilization T.V. 37115

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

This Instrument Prepared by: Mary Ellen Calloway, Bank of Goodlettsville

BOOK 5312 PAGE 832

For and in Consideration of One Dollar to us paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned,

WE, LEVOY DEWEY and wife, NELVA C. DEWEY

have this day bargained and sold, and do hereby transfer and convey to G. G. Garrett, Jr., Trustee, and his successor in trust, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

Lying in the 11th, formerly 19th, Civil District of said County, and being known as Lot No. 2 on the unrecorded plan of Locust Hill, and described according to a copy of a survey made by S. E. Davis, Surveyor on January 10, 1946, as follows:

BEGINNING at a point in the easterly margin of the Dickerson Pike at an iron pin at the corner of Lots No. 1 and 2, said point being 200 feet south of the southerly margin of Old Hickory Boulevard; thence easterly 300 feet to an iron pin in the corner of said lots in the westerly line of Lot No. 3; thence with the line between Lots 2 and 3, southerly 166 feet to an iron pin; thence westerly 314.2 feet to the easterly margin of the Dickerson Pike; thence with the margin of same, northerly 166.5 feet to the beginning.

BEING the same property as that conveyed to Levoy Dewey and wife, Nelva C. Dewey, by deed from Thomas W. Dailey, Jr., and wife, Peggy L. Bailey, of record in Book 5312, page 830, Register's Office for Davidson County, Tennessee.

To Have and to Hold said property to the said G. G. Garrett, Jr., Trustee, and his successor in trust, forever, we covenant that we are lawfully seized of the said property, 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 defend the title to said property to the said G. G. Garrett, Jr., Trustee, and his successor in trust, and his assigns, forever, against the lawful claims of all persons.

To secure the full, prompt and final payment of any and all indebtedness, principal, interest, attorney's fee and costs, as may be provided in instruments evidencing such indebtedness, now or hereafter owing, directly or indirectly, or as indorser or security for others, to Bank of Goodlettsville, Goodlettsville, Tennessee, its successors and assigns, by the undersigned, or either of them, and specifically, but not limited to, for the following purpose, to-wit:

To secure our joint promissory note of even date, payable to the order of the Bank of Goodlettsville, Goodlettsville, Tennessee in the amount of EIGHTY FIVE THOUSAND SIX HUNDRED NINETY SEVEN AND 10/100 DOLLARS ($85,697.10). Said note is payable in sixty (60) monthly installments of ONE THOUSAND DOLLARS ($1,000.00) with the first installment due August 21 , payable thereafter for fifty-nine (59) months, interest paid to maturity. This instrument secures any other present of future indebtedness up to $85,697.10. Demand, notice and protest are expressly waived and if not paid in full at the time and in the manner above specified, then all principal and accured interest shall, at the option of the legal holder hereof, become at once due and payable without notice and, in the event of such default, I will pay all expenses and costs, including reasonable attorney's fees, incident to collection.

Now if we shall pay the sum aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if we fail to pay the said sum of money when due as aforesaid, or any part of said sum, 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 30 days' notice, by some publication 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. We 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 we agree to keep all the buildings on said property insured in some reliable fire insurance company or companies for the sum of $ insurable value 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. We 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 We 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.