INSTALLMENT DEED

For and in Consideration of the sum of Nine Thousand--------

----------($9,000.00)--------- Dollars,

of which no/100----------- Dollars,

has been paid in cash by Richard E. Van Daele and wife, Rebecca D. Van Daele

the receipt of which is hereby acknowledged, and for the remainder of nine thousand---

-----------($9,000.00)---------- Dollars,

the said Richard E. Van Daele and wife, Rebecca D. Van Daele have executed and delivered their single promissory real estate line note in said amount of $9,000.00 payable at the rate of $75.00 per month beginning June 1, 1976 and a like sum on the 1st day of each succeeding month without interest until said principal sum of $9,000.00 is paid in full.

Purchasers assume all taxes.

[illegible], and providing for payment of attorney's fees, and to secure the payment of said notes, principal [illegible], and attorney fees, a lien is expressly retained on the land herein conveyed, we, Thomas A. Warf and wife, Ann B. Warf

have this day bargained and sold, and do hereby transfer and convey unto the said Richard E. Van Daele and wife, Rebecca D. Van Daele, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in the 14th Civil District of said County and State, describec partly according to a survey made by Steve Draper, May 10, 1963, as follows:

Beginning at a point in the center of Ridgewood Drive at the southeast corner of the property conveyed to Connell and wife, by deed from Georgia A. Colebrook, of record in Book 3703, page 518, Register's Office for said County; thence with Connell's northeast line northwestwardly 442 feet to the center line of Gill Lane; thence with the center line of said Lane northeastwardly 254 feet to the northwest corner of John Kellison's property; thence with his west line southerly 425 feet to the center of Ridgewood Drive, the point of beginning.

TRACT NO. 2: Land in the 14th Civil District of said County and State, described as follows:

Beginning in the center of Ridgewood Drive at the southeast corner of the property conveyed to Walter T. Connell and wife, of record in Book 3703, page 518, Register's Office for said County, and the southwest corner of the property conveyed to Thomas A. Warf and wife, of record in Book 3906, page 822, said Register's Office; thence with the center line of Ridgewood Drive westwardly 50 feet; thence northwestwardly 60 feet to the westerly line of Connell property; thence with his west line southeastwardly 70 feet to the center of Ridgewood Drive, the point of beginning.

Being the same property conveyed to Thomas A. Warf and wife, Ann B. Warf by Trustee's Deed from Dodson Batson, Trustee, of record in Book 5020 page 41, Register's Office for Davidson County, Tennessee.

This instrument was prepared by J.B. Watson, Jr., Attorney, 3805 Gallatin Road, Nashville, Tenn. 37216

This is improved (X) unimproved ( ) property, know as Ridgewood Road, Joelton, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Richard E. Van Daele and wife, Rebecca D. Van Daele, 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 said real estate to said Richard E. Van Daele and wife, Rebecca D. Van Daele, 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 Richard E. Van Daele and wife, Rebecca D. Van Daele

do hereby transfer and convey unto J. B. Watson, Jr., 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 Richard E. Van Daele and wife, Rebecca D. Van Daele

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 $_____ 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 interst 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 Richard E. Van Daele & Rebecca D. Van Daele 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; if 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 trust 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 advice 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 Richard E. Van Daele & wife, Rebecca D. Van Daele 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 J. B. Watson, Jr., Trustee, shall be vested in said successor.

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 Thomas A. Warf and wife, Ann B. Warf and Richard E. Van Daele and wife, Rebecca D. Van Daele hereunto set our hands at Davidson County, Tennessee, this the 1st day of May 19 76

Ann B. Warf

Thomas A. Warf

Richard E. Van Daele

Rebecca D. Van Daele

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C. Button Jr., a Notary Public in and for said County and State, the within named Thomas A. Warf and wife, Ann B. Warf and Richard E. Van Daele and wife, Rebecca D. Van Daele

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 6th day of June, 19 79

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 11, 1981

Commission Expires _____ John C. Button Jr., Notary Public.

STATE OF _____

_____ **County.**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this _____ day of _____, 19____

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 11, 1981

Commission Expires _____ _____, Notary Public.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me,

County aforesaid, personally appeared , a Notary Public of the State and

with whom I 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 .

Commission expires , Notary Public.

(over for additional acknowledgements)

INSTALLMENT DEED

FROM
Thomas A. Warf, et ux

TO
Richard E. Van Daele, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 20627

IDENTIF. REFERENCE

RUSH

DEC 8 10 26 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E.Van Daele,et ux (NAME)	Same (NAME)	Map 5
Ridgewood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 15
Joelton,Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tenn. 37216

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Dec. 1979

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5687 PAGE 232

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9000.00- CO	
			9000.00- MO	
			23.40 CO TX	
			7.00 MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 42.90-	
8606A	12/08/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20627

IDENTIF. REFERENCE

DEC 8 10 26 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 795926