This instrument prepared by
Frank J. Runyon, Attorney
Clarksville, Tennessee

BOOK 5799 PAGE 104

Mail tax statements to:
Ronnie R. Lee
3205 Alpine
Nashville, TN

Map 105-3
Par 72 Jd

JACKIE P. HATCHER, ET UX

TO: DEED

LEROY LEE, ET AL

THIS INDENTURE, made and entered into by and between JACKIE P. HATCHER and wife, CAROLYN HATCHER, herein called Grantors, and LEROY LEE and RONALD D. LEE, herein called Grantees;

WITNESSETH:

FOR THE CONSIDERATION hereinafter shown, Grantors have this day bargained and sold and do hereby transfer and convey unto Grantees, as equal tenants in common, their heirs and assigns forever, the following described parcel of land, together with all improvements thereon, situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 19 of the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Page 182, Register's Office for said County, and described as follows:
>
> Beginning at a point in the easterly margin of Third Avenue South, formerly College Street, 160 feet North of the margin of Chestnut Street, formerly Franklin Street; thence easterly parallel to the north margin of Chestnut Street, 131 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley northerly 40 feet to a point; thence westerly 131 feet, more or less, to the easterly margin of Third Avenue South; thence with the margin of the same, southerly 40 feet to the beginning.
>
> This is the same property conveyed to Jackie P. Hatcher and wife, Carolyn Hatcher, as shown by instrument of record in Official Record Book 4579, Page 659, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all improvements thereon, unto said Grantees, as equal tenants in common, their heirs and assigns forever.

SUBJECT TO ALL matters set forth on the plat above referred to, Grantors covenant to and with Grantees that Grantors are lawfully seized and possessed of said property, have a good and lawful right to convey same, that it is unencumbered, except as hereinabove set out, and that they will forever warrant and defend the title thereto against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable one, the receipt of part of which is acknowledged. The balance of the consideration ($7,900) is evidenced by a promissory note of even date herewith, signed by Grantees, payable to the order of Grantors at their place of residence. The said note is in the principal amount of Seven Thousand Nine Hundred Dollars ($7,900) and bears interest from date at ten (10) percent per annum. The said note is due and payable in 144 monthly, equal installments of Ninety-Four and 41/100 Dollars ($94.41). The first such installment is due and payable October 1, 1981, and the remaining payments are due and payable the first day of each month thereafter until the entire note, including interest, has been paid.

THE SAID NOTE provides for attorney fees in the event of default.

TO SECURE PAYMENT of the note and to secure performance by the Grantees of their covenants and obligations as herein shown, a vendor's lien is reserved on the said property.

IF GRANTEES PAY the balance owed on the note to Grantors or note holder all as hereinabove shown, and nothing further is owed on the said balance, this lien shall be void and shall be released by the debt holder at Grantees' expense. If Grantees fail to pay any part of said debt when due or to perform his covenants, or any of them, then without notice, all of said debt may, at the option of the holder, be declared due and payable, and such holder may, without demand, enter and take possession of the property and before or after entry, advertise its sale for twenty (20) days by written or printed notices posted in at least three (3) places in said county, one of which shall be at the Courthouse, stating the time, terms, and place

of sale of such property and describing it, or otherwise advertise the sale as may be required by the laws of the State of Tennessee and sell same as advertised at public auction for cash to the highest and best bidder, free from the equity of redemption, dower, homestead, right of appraisement, and all exemptions. The sale may be on the premises or at the Courthouse. The party holding the sale shall execute and deliver to the purchaser a deed to the property. The holder of any part of the debt may be a purchaser.

PROCEEDS FROM THE sale shall be applied first to the expense of the sale, including all attorney fees owed thereunder, second to the notes and all sums owed thereunder, and the balance, if any, to the Grantees or their assigns.

GRANTEES COVENANT that they will pay all taxes now or hereafter assessed against this property before they become delinquent, that they will permit no waste of the property and will maintain it in good condition, that they will keep the improvements on said property insured against damage by fire, windstorm, or tornado in some good and reputable insurance company, the selection of which is subject to the approval of Grantors, for not less than the full insurable value of said improvements, and payable to Grantors or to the owner or holder of said indebtedness, and that they will pay on demand all expenses incurred by Grantors or the holder of the debt for the preservation and enforcement of the security herein given.

IF GRANTEES FAIL to take out or maintain such insurance, then the holder of such debt may have such insurance issued and advance the premiums therefor, and the amounts so advanced shall be secured by this lien as a part of the principal indebtedness above described.

POSSESSION OF THE above premises shall be delivered to Grantees by Grantors not later than October 1, 1981.

GRANTEES JOIN herein for the purpose of agreeing to and authorizing the foregoing and particularly for the sale in the event of default.

SIGNED this 26 day of Sept., 1981.

Jakie P. Hatcher
JACKIE P. HATCHER

Carolyn E. Hatcher
CAROLYN HATCHER

Grantors

Leroy Lee
LEROY LEE

Ronald D. Lee
RONALD D. LEE

Grantees

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED before me, a Notary Public in and for said State and County, JACKIE P. HATCHER and CAROLYN HATCHER, two of 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, at office, this 26 day of Sept., 1981.

Mabel Cosnyder
Notary Public

My Commission Expires:
July 21 1984

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED before me, a Notary Public in and for said State and County, LEROY LEE and RONALD D. LEE, two of 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, at office, this 26 day of Sept, 1981.

Mabel Covington Hare
Notary Public

My Commission Expires:
July 21 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 79,000.00
Mabel Covington
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF Sept 1981
W. W. Cousins
Deputy Register

3615886

MAIL ENV.

IDENTIFICATION REFERENCE

SEP 28 12 41 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5799 PAGE 103

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 730.00- | CO |
| | | | 20.54 | CO TX |
| | | | .50 | PRFEE |
| | | | 15.00 | WDEED |
| | | | | CHECK 36.04- |
| | | | 0091A09/28/81 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 1 5 8 6

IDENTIF. REFERENCE

SEP 28 12 41 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 845504