THIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

Installment Deed BOOK 7328 PAGE 370

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lance F. Haffner and Ruth S. Epperly	SAME (NAME)	72-4 114
1405 GALLATIN ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Eight Thousand and no/100---------- ($38,000.00)---------- Dollars, of which Five Thousand and no/100---------- ($5,000.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Thirty Three Thousand and no/100---------- ($33,000.00)---------- Dollars,

Lance E. Haffner and Ruth S. Epperly---------- have executed their promissory note of even date herewith in the principal amount of Thirty Three Thousand Dollars and no/100 ($33,000.00), payable to the order of Richard F. Melton and wife, Virginia Ann Melton in Two Hundred Four (204) monthly installments of Three Hundred Thirty Seven and no/100 ($337.00) each, which installments include both principal and interest at the rate of Ten Percent (10%) per annum, the first of said installments being due and payable on September 15, 1987, and the remaining installments being due on the same day of each successive month thereafter until paid in full.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, Richard F. Melton and wife, Virginia Ann Melton,

have this day bargained and sold, and do hereby transfer and convey unto the said Lance E. Haffner and Ruth S. Epperly,

the Grantees herein, their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 7 of Block "F" on the Plan of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 7 fronts 80 feet, 1 inch on the southwesterly side of Golf Street and runs back 118 feet, 11 inches on the northwesterly line and 123 feet, 7 inches on the southeasterly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Richard F. Melton and wife, Virginia Ann Melton, by deed from Sam J. Warren and wife, Anna May Stone Warren, of record in Book 2645, page 438, Register's Office for Davidson County, Tennessee.

Maximum principal indebtedness for Tennessee recording tax purposes is $33,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $38,000.00

Affiant

Subscribed and sworn to before me, this the 11 day of August 19 87

My commission expires: 6/10/90 (Affix Seal)

Notary Public

(Map or Town)

This is improved ( ) property, known as 1418 Golf Street (House Number) Nashville, Tennessee (Street) P.O. Address

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness, rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and instalments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantors hereinafter referred to as trustors, hereby transfer and convey unto Joseph B. Pitt, Jr., Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors 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 the sum of $ 33,000.00, or at least the maximum insurable value, until the indebtedness herein secured is 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 or holder of said indebtedness as his interest may appear.

owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which will adversely affect the lien of this instrument or enforcement of the terms and provisions hereof, to keep the improvements on said property in good repair and preservation, and in case the trustee or his successor or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner of said indebtedness, and upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear 6 percent interest and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums of interest, so expended by said trustee, or lawful owner and holder of said indebtedness, 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 indebtedness then past due and unpaid, all remaining unpaid indebtedness, and installments thereof, 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 statutory right 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 recitals may but at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling the 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 attorneys 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.

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2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness 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 trustors, their order, 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 indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first maturing unpaid note, or whom he request or failure to do so, then the holder in order of the next maturing notes, 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 Registers Office for Davidson County, Tennessee, and the title herein conveyed to the above named 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.

Witness our hands this 17th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard F. Melton

Virginia Ann Melton

Lance E. Haffner

Ruth S. Epperly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me THE undersigned, a Notary Public in and for said County and State Richard F. Melton and wife, Virginia Ann Melton and Lance E. Haffner and, Ruth S. Epperly

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1987.

Notary Public

Commission expires Jan. 10, 1989

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 (or proved to me on the basis of satisfactory evidence), 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 _____

56.50

INSTALLMENT DEED

FROM
Richard F. Melton and wife, Virginia Ann Melton

TO
Lance E. Haffner and Ruth S. Epperly

IDENTIFIED FOR RECORD
Aug 18 2 03 PM 87
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2525

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 9 1 0

IDENTIFICATION REFERENCE

AUG 18 2 05 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 06749