MORTGAGEE: OLIVER H. DALE
4100 Cecil Court
Nashville, Tn. 37207

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED Form No. WD - 4

FROM

Oliver H. Dale and wife,

Claudine M. Dale

TO

Michael D. LaRue and wife,

Terina K. LaRue

For draftsman's use

This instrument was prepared by:
Oliver H. Dale
4100 Cecil Court
Nashville, Tennessee, 37207

BOOK 10789 PAGE 228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Michael D. Larue, et ux (NAME)	Same (NAME)	041-03-0 -008
125 Caldwell Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tn. 37075 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

98 FEB 10 AM 11:09
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0399222
IDENTIF. REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 8,000.00

Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF ~~November~~ Feb 1997.

B. Edwards
Notary Public

MY ~~COMMISSION EXPIRES~~: Rep Reg.
~~(AFFIX SEAL)~~

FOR AND IN CONSIDERATION OF the sum of ($8,000.00)
EIGHT THOUSAND AND NO/100---------- **DOLLARS**
of which $ 1,500.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed one promissory note of even date herewith in the principal amount of $6,500.00 payable to Oliver H. Dale in monthly installments of $134.93. Interest at the rate of 9% per annum is included in the said $134.93 monthly installments, and said installments are first to be applied to the interest with the remainder being applied to the principal. The first monthly installment is to fall due on the 1st day of January, 1998, and a like sum of $134.93 is to fall due on the 1st day of each succeeding month for 60 months. The last payment being due on December 1st, 2002.

The maximum indebtedness for Tennessee recording tax purposes is $6,500.00.

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,

We, Oliver H. Dale and wife, Claudine M. Dale

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto

Michael D. LaRue and wife, Terina K. Larue

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

Being Lot No. 150 of Dalemere Subdivision Section No. 6 as of record in Book 3700, Page 22, Plat Books of Davidson County, Tennessee.

Said Lot No. 150 begins at a monument, the southwest corner of Dalemere Section No. 6 and runs 112.85 feet North 19° 42' East across a creek to a monument; Thence N 60° 49' East 225.15 feet to an iron pin; Thence south 45° 19' East 63.11 feet to an iron pin; thence South 25° 02' West 261.75 feet to an iron pin in the right of way for Old Hickory Boulevard; thence with the northerly margin of said Boulevard 181 feet to the point of the beginning.

Being the same property conveyed to Oliver H. Dale and wife, Claudine M. Dale by deed from Dr. T. W. Dailey, et ux of record in Book 3615, Page 111, Register's Office for Davidson County, Tennessee.

(Page 1 of 2--DESCRIPTION: Page #2 notifies of easements.)

This is unimproved (X) improved ( ) property, known as Lot No. 150 of Dalemere Subdivision, Section #6, Old Hickory Blvd. (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)
Nashville, Tennessee

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 represenatives, 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 Lucien Dale, Trustee, Nashville, Tn. 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 $ indedtness 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, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 grantees 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 29th day of November 19 97.

Michael D. LaRue TNDL 59728997
Terina K. LaRue TNDL 60751169?

Oliver H. Dale
Claudine M. Dale TNDL 24178169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10789 PG 229

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Oliver H. Dale and wife, Claudine M. Dale, and Michael D. LaRue and wife, Terina K. Larue the bargainors, 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 29th day of ~~November~~ February, 19~~97~~ 98.

Notary Public

My Commission Expires NOV. 24, 2001

Commission expires ~~[illegible] Expires Nov. 24, 2001~~

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 _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EASEMENTS AND RESTRICTIONS

BOOK 10789 PAGE 230

(Deed -Oliver H. Dale, et ux to Michael D. Larue, et ux
Property-- Lot #150 Dalemere Subdivision, Section #6,
as of record in Plat Book 3700, Page 22 R.O.D.C.,Tn.)

A. Easements of record on Plat of Dalemere Subdivision, Section No. 6, Book 3700, Page 6, Utility easements and drainage easements.

B. Easement of T.V.A. Transmission Line, includes 75 feet from Center of the line.

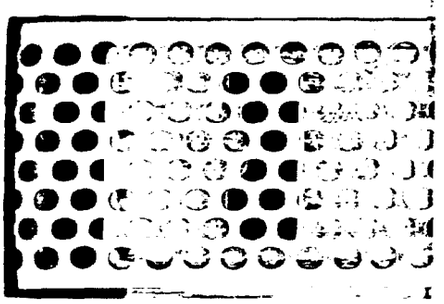
C. Metropolitan Water and Sewer Easement of record and granting one residential sewer tap fee. (Easement -Project No. 86 SC 32, #A-6)

D. There is a 25 foot strip between this lot #150 of Dalemere Subdivision dedicated to right-of-way for widening of Old Hickory Boulevard. This presents no problem for said lot, but will explain the set back from said Boulevard. according to said recorded plat.

E. The water line needed to supply this lot is on the northerly margin of Old Hickory Boulevard, according to said recorded plat.

1801 02/10 0101 03CHECK 47.

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



RECEIVED OF _____

FOR _____

BOOK 10789 PG 231

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

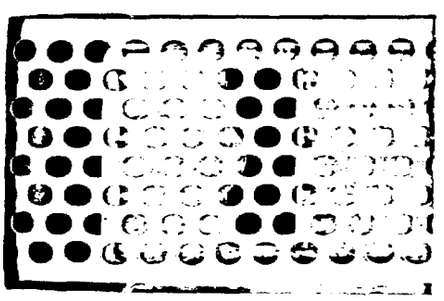
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	8000.00
			MAMT	65.00
			CON TX	29.60
			MOR TX	0.18
			ERR CO	
			MOR TX	0.18-
			MOR TX	5.18
			PRFEE	1.00
			WDEED	12.00
			BY BANK	47.78
			CHECK	47.78
02/10/98	01	11:09 0001		1801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 10 AM 11:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0399222
IDENTIFICATION REFERENCE



No. 1252336