This instrument prepared by:
Henry Goodpasture, Attorney
Nashville, Tennessee

Installment Deed

BOOK 4831 PAGE 384

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Roper and	3825 Cleghorn Drive	21W-9435
(NAME:) Edward J. Childers, Jr.	(NAME:) 215 Louise Avenue	92-15-101
(STREET ADDRESS OR ROUTE NUMBER) 215 Louise Avenue	(STREET ADDRESS) Nashville, Tenn. 37203	
(CITY) Nashville, Tennessee (P. O. ZONE) 37203 (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND & NO/100 ----------($125,000.00)---------- *Dollars,* *of which* NINE THOUSAND TWO HUNDRED EIGHTY-NINE & 44/100 ----------($9,289.44)---------- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* ONE HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED TEN & 56/100 ----------($115,710.56)---------- *Dollars,*

John J. Roper and Edward J. Childers, Jr., individually and doing business as West Side Investment, have assumed and agreed to pay one note dated October 29, 1971, payable to the Volunteer Federal Savings & Loan Association of Nashville executed in the original amount of $75,000.00, secured by deed of trust from Virginia P. Goodpasture and husband, to E.E. Murrey, Jr., Trustee, of record in Book 4549, page 818, R.O.D.C. Tennessee, on which there is a present balance of $70,710.56, and have executed one note of even date herewith, payable to Virginia P. Goodpasture in the amount of FORTY-FIVE THOUSAND ($45,000.00) DOLLARS, with interest at 8-1/2%, payable semi-annually on outstanding principal, and in addition to interest, a payment of $2500.00 on principal shall be paid semi-annually and at the end of five (5) years the entire remaining unpaid principal shall be 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, We, Virginia P. Goodpasture and husband, Henry Goodpasture

have this day bargained and sold, and do hereby transfer and convey unto the said John J. Roper and Edward J. Childers, Jr., as tenants in common, doing business as West Side Investment, their *(successors), heirs and assigns,*

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

Being Lot No. 12, North 2 feet of Lot No. 11 and the south 8 feet of Lot No. 13 on the Plan of Maddin's Subdivision of certain lots in Elliston's Addition to Nashville, of record in Book 57, page 139, Register's Office for said County, and of certain land in the rear thereof according to a copy of a survey made October 29, 1958, by T. R. Sanford, Surveyor.

Said Lot No, 12 and parts of Lots 11 and 13 adjoin and front together 60 feet on the west side of Louise Avenue and run back between parallel lines 168 feet to an alley in the rear, which alley was opened by Agreement of record in Book 185, page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia P. Goodpasture by deed from J. M. Medlin and Company, as of record in Book 2903, page 533, Register's Office for Davidson County, Tennessee.

All personal property located in premises herein conveyed belonging to Sellers is hereby conveyed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 1st day of July, 19 74

My commission expires: 8-16-1977
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Edward J. Childers
Affiant

Notary Public