BOOK 5499 PAGE 807

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM

RUBY SEAT SCHNAKE, ET AL

TO

JERRY N. SMITH, ET AL

For draftsman's use

Prepared By:
Tom G. Coleman, Jr.
Attorney at Law
1702 Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY N. SMITH, ET AL (NAME)	NEW OWNER (NAME)	Map 83-5
245 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 83
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W-18645

(FOR REGISTER'S USE)

F 5239 2

IDENTIF. REFERENCE

SEP 18 8 53 AM '79

FELIX A. MCLAUGHLIN REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25,050.00 Tom G. Coleman II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1979.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of ---TWENTY-FIVE THOUSAND, FIFTY AND 00/100 ($25,050.00) DOLLARS

of which $ 6,262.50 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 this day executed their one promissory note of even date herewith in the principal sum of $18,787.50, payable to the order of Grantors and executed by Grantees, and given as part of the purchase money on the herein described property. Said note is payable in 19 consecutive quarterly installments of $939.37 each, plus interest, interest being at the rate of 9-1/2% per annum on the unpaid principal sum, and a 20th and final consecutive quarterly installment payment in the amount of $939.47 plus interest, interest being at the rate of 9-1/2% per annum on the unpaid principal sum. The first payment falling due on the 17th day of December, 1979, and thereafter, said consecutive quarterly installment payments shall continue quarterly on the 17th day of March, June, September, and December of each consecutive year as aforesaid until both principal and interest are fully paid. Amounts paid will be credited first to interest due; balance to unpaid principal sum.

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,

RUBY SEAT SCHNAKE AND ROSE ETTA SEAT

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

JERRY N. SMITH AND OLIVER N. SMITH

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

Being Lot No. 14 on the Map of Baxter's Eastwood Place, as of record in Plan Book 421, Page 9, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the southerly side of Chicamauga Avenue, and runs back between parallel lines, 194.4 feet on the West line and 200 feet on the East line, to an alley.

Being the same property conveyed to Ruby Seat and Rose Etta Seat, by deed from Mrs. Ether May Seat, a widow, of record in Book 5281, Page 449, Register's Office for Davidson County, Tennessee. That the said Ruby Seat has since married, now being Ruby Seat Schnake.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved (X) property, known as 1042 Chicamauga Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)