MAP: 165
PARCEL: 107

This Instrument Prepared
From Information Furnished
by the Parties by:
IMOGENE W. BOLIN, Attorney
128 J. S. Young Road
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNERS:

Anthony J. Riley and Cheryl Ann Riley
Rt. 2, Box 315
Antioch, Tennessee 37015

BOOK 5561 PAGE 983

SEND TAX BILLS TO:

Same as above

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

DEED

FOR AND IN CONSIDERATION of love and affection and the sum of TWENTY-ONE THOUSAND AND NO/100 ($21,000.00) DOLLARS, evidenced by one certain promissory note of even date herewith, payable to the order of JESSE O. RILEY and wife, AUGAZELLE GRIMES RILEY, said amount being payable with no interest, and said principal amount being payable in three (3) equal installments in the amount of $7,000.00 each, the first installment of principal being due and payable on or before the 15th day of January, 1980, and one of the remaining installments of principal being due and payable on or before January 15 of each and every year thereafter until said note has been paid in full; said note providing for the payment of attorney's fees if said note is turned over to an attorney for collection, and further providing that in the event of default in the payment of any installment when due, the entire unpaid balance of said note may be declared immediately due and payable at the option of the holder thereof. To secure the payment of said note and attorney's fees, a vendor's lien is hereby retained on the real estate herein conveyed.

WE, the undersigned, JESSE O. RILEY and wife, AUGAZELLE GRIMES RILEY, have this day bargained and sold and

540 02/01 103.30- CASH

do hereby transfer and convey unto ANTHONY J. RILEY and wife, CHERYL ANN RILEY, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, Tennessee, being described as follows, to wit:

BEGINNING at a concrete monument on the westerly margin of Lavergne Couchville Pike, the same being the northeast corner of a 11.38 acre tract of land conveyed to J. O. Riley and wife, Augazelle Grimes Riley, by deed of record in Book 1851, Page 489, in the Register's Office for Davidson County, Tennessee; thence with the west margin of said pike S. 6° 29' W. 210 feet to a concrete monument; thence leaving said pike, and severing the property of J. O. Riley, N. 87° 23' W., 629.62 feet to an iron pin, Riley's west line; thence with said line N. 7° 52' E., 210.35 feet to the northwest corner of said Riley's tract; thence with the north line of same S. 87° 23' E., 624.72 feet to the point of beginning, containing 3.0 acres.

BEING the northerly part of the same property conveyed to J. O. Riley and wife, Augazelle Grimes Riley, by deed of record in Book 1851, Page 489, said Register's Office.

THE above tract is recorded as a one lot subdivision, of record in Plat Book 5190, Page 257, said Register's Office.

THIS is improved property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said ANTHONY J. RILEY and wife, CHERYL ANN RILEY, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except as herein set forth, and that taxes for 1979, and all prior years, have been paid.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 16th day of January, 1980.

BOOK 5561 PAGE 985

Jesse O Riley
JESSE O. RILEY

Augazelle Grimes Riley
AUGAZELLE GRIMES RILEY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named JESSE O. RILEY and wife, AUGAZELLE GRIMES RILEY, the bargainors, with whom I am personally acquainted; and, who acknowledged that they executed the foregoing (INSTALLMENT DEED) instrument for the purposes contained therein.

WITNESS MY HAND and official seal at Smyrna, Tennessee, this 16th day of January, 1980.

Imogene W. Bolin
NOTARY PUBLIC

My Commission Expires:
August 28, 1982

STATE OF Tennessee
Davidson COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $29,000.00
Jesse O Riley
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1980.
Imogene W. Bolin NOTARY PUBLIC
MY COMMISSION EXPIRES August 28, 1982

Anthony J Riley
ANTHONY J. RILEY

Cheryl Ann Riley
CHERYL ANN RILEY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named ANTHONY J. RILEY and CHERYL ANN RILEY, the debtors, with whom I am personally acquainted; and, who acknowledged that they signed the foregoing (INSTALLMENT DEED) instrument for the purposes contained therein.

WITNESS MY HAND and official seal at Antioch Tennessee, this 23rd day of January, 1980.

Imogene W. Bolin
NOTARY PUBLIC

My Commission Expires:
August 28, 1982

RUSH

F 74764

IDENTIF. REFERENCE

FEB 1 1 17 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5561 PAGE 986

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

29000.00- CO
21000.00- MO
75.40 CO TX
19.00 MO TX
.50 PRFEE
9.00 WDEED
CASH 103.90-
0540A02/01/80 BJL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74764

TOEN REFERENCE

FEB 1 1 12 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No: 739936