INSTALLMENT DEED

from
Clifton J. Dukes et ux

TO
Jack W. Garrison et ux

THIS INSTRUMENT PREPARED BY:

T. C. Jones Real Estate
210 25th Ave. North
Nashville, TN 37203

BOOK 9482 PG 271

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack W. Garrison et ux	Same	
217 Lovell Street		11D 55155
Madison, TN 37115		

96339
IDENTIF. & REFERENCE
94 OCT -3 PM 1:32
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
the actual consideration or value, whichever is greater, for this transfer is $35,000.

Clifton J Dukes
affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF Oct., 1994

Thomas C Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/10/96
(AFFIX SEAL)

For and in consideration of the sum of thirty five thousand dollars ($35,000) for which the grantees hereinafter named have executed their promissory note in the principal sum of thirty five thousand dollars ($35,000), bearing interest at 8.5% per annum, payable to the order of Clifton J. Dukes and/or Violet L. Dukes in monthly installments of three hundred and forty four dollars and sixty six cents ($344.66) per month, commencing November 1, 1994, and continuing monthly until principal is paid in full. A late charge of $15.00 will be charged and paid on any monthly payment due and not paid on or before 10 days after due date. Taxes for current year are being prorated.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $35,000.

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, Clifton J. Dukes and wife, Violet L. Dukes, hereinafter called the grantors have this day bargained and sold, and do hereby convey unto Jack W. Garrison and wife, Robin A. Garrison, hereinafter called grantees, their heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "A" on the Map of Overlook Estates, or record in Book 843, page 105, Register's Office for said county.

Said Lot No. 17 fronts 50.0 feet on the northerly margin of Lovell Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Clifton J. Dukes and wife, Violet L. Dukes, by deed from George L. Hire and wife, Opal R. Hire, , of record in Book 4754, Page 610, R.O.D.C., Tennessee.

This is improved property, known as 217 Lovell Street, Madison, TN. 37115.

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, except for current year's taxes which are to be paid by the grantees.

We do further covenant and bind ourselves, our heirs and representatives, 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 Robert Spann, Trustee, his successors and assigns, the real estate herein described, with the appurtenances, estate title and interest thereto belonging, for the purpose aforesaid only.

Grantees herein named agree to pay taxes when due, to keep premises insured for at least the amount of the indebtedness, and to keep the improvements on said property in good repair.

* of NASHVILLE, TN.

In witness whereof, we, the said grantor and grantees, have hereunto set our hands this the 1ST day of OCT, 1994.

Clifton J Dukes - Violet L Dukes

x Jack W Garrison Robin A Garrison

BOOK 9482 PG 272

STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clifton J. Dukes, Violet L. Dukes, Jack W. Garrison, and Robin A. Garrison** 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.

1st day of October, 1994.

Commission Expires 10/10/94

Thomas C Jones
Notary Public

THOMAS C JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0270 10/03 2101 03CHECK 176.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

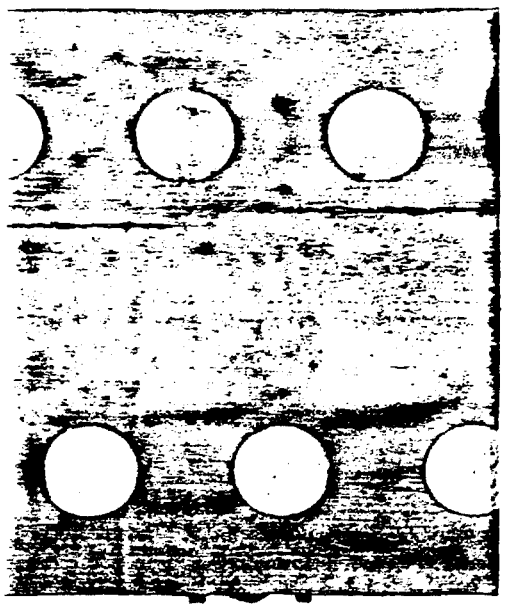
RECEIVED OF _____

FOR _____

BOOK 9482 PG 273

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 35000.00
MAMT 35000.00
CON TX 129.50
MOR TX ~~37.95~~
PRFEE ~~1.00~~
WDEED 8.00
TOTAL 176.45
CHECK 176.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/94 01 13:32 0001 4270

96339
IDENTIF. ↑ REFERENCE

94 OCT -3 PM 1:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840515