INSTALLMENT DEED

From
Sara Jane Jones

To
Darryl A. Floyd

This instrument prepared by:

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

BOOK 9647 PG 701

Address new owner as follows:	Send tax bills to:	Map-Parcel numbers
Darryl A. Floyd	Same	Map 105-04-0
20 Garden Street		Parcel 153.0
Nashville, Tn 37210		

1835 04/18 0101 03CHECK 13.44

52494
IDENTIFICATION REFERENCE

95 APR 18 AM 9:46

REGISTER
DAVIDSON CO. TN.

State of Tennessee}
County of Davidson}
The actual consideration or value, whichever is greater, for this transfer is $1,250.

Sara Jane Jones
affiant

Subscribed and sworn to before me, this the 18th day of April, 1995.

Thomas C. Jones
Notary Public
My commission expires:
10/10/96
(affix seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in consideration of the sum of one thousand, two hundred and fifty dollars ($1,250) of which $250 has been paid in cash by the grantee hereinafter named, and for the ramainder the said grantee has executed his promissory note in the principal sum of $1000, bearing interest at 9 % per annum, payable to the order of Sara Jane Jones in monthly installments of $30 each, commencing June 1, 1995, 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 to be paid by grantee (buyer). Amortization schedule furnished to grantee.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $1,000.

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.

I, Sara Jane Jones, hereinafter called the grantor have this day bargained and sold, and do hereby convey unto Darryl A. Floyd, hereinafter called grantee, his heirs, and assigns, certain real estate in Davidson County, Tennessee, as follows:

(OVER)

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 37 and 38, in Trimble's Addition, as of record in Book 421, Register's Office for said County.

According to a survey made by Hickerson-Miller, Engineers, Dec. 15, 1958, said Lot No. 4 fronts 30 feet on the northerly side of Garden Street, and runs back 97 feet, more or less, on the westerly line and 97 feet more or less on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 25 feet thereon.

Being the same property conveyed to Sara Jane Jones by deed of record in Book 9423, page 196, R.O.D.C., Tennessee.

This is unimproved property, known as 26 Garden Street, Nashville, TN 37210.

To have and to hold the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, her heirs and assigns forever. I covenant I am 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 grantee (buyer).

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, his 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 me in hand paid, I the said grantee 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.

* Nashville, TN

Grantee herein named agrees to pay taxes when due.

BOOK 9647 PG 702

In witness whereof, we, the said grantor and grantee, have hereunto set our hands this the 18th day of April, 1995.

Sara Jane Jones

Darryl A. Floyd

STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Jane Jones and Darryl A. Floyd 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.

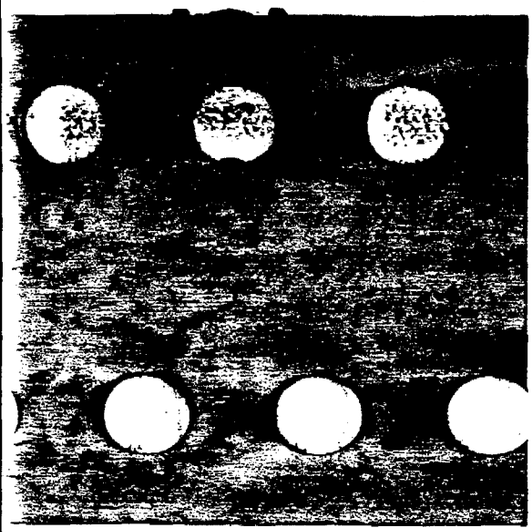
18th day of April 1995

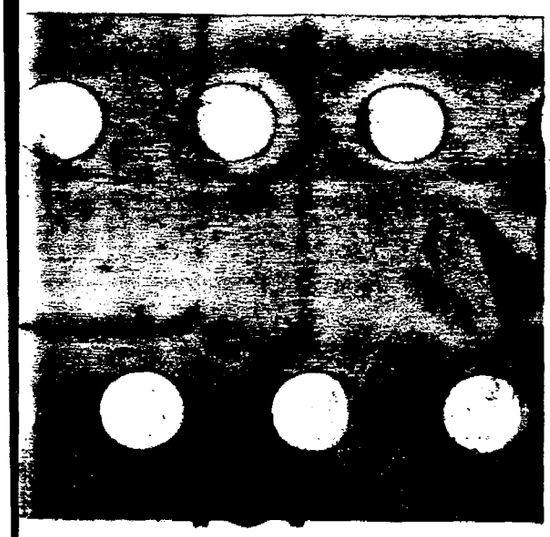
Commission Expires 10/10/95

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas C. Jones

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9647 PG 703

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 1250.00
MAMT 1000.00
CON TX 4.44
PRFEE 1.00
REL 8.00
TOTAL 13.44
CHECK 13.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52494
IDENTIF. # REFERENCE

95 APR 18 AM 9:46

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

04/18/95 01 09:46 0001 1835

No. 901310