Prepaid by: Melinda R. Fleming
1104 Stratton Ave.
Nashville, TN 37206

Installment Deed

BOOK 10153 PG 766

Jerry O. Jones		Map 83-13
1205 Fatherland St	same	Parcel 45
Nashville, TN 37206		18W 04530

mail

FOR AND IN CONSIDERATION of the sum of Sixty thousand dollars and 00/100 Dollars,

of which $1,500.00 One thousand five hundred dollars Dollars, has been paid in cash,

the receipt of which is hereby acknowledged, and for the remainder $58,500.00 Fifty eight thousand five hundred dollars Dollars,

and retaining a lien for payment as hereinafter set, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly

reserved on the land herein conveyed, Joseph H. Rutherford and wife Mary Della Rutherford J.H.R.

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry O. Jones and wife Robin Jones

the following real estate in Davidson County, Tennessee, or Indiana:

Consideration: Buyer agrees to purchase said real estate and to pay therefore the sum of Sixty thousand dollars upon the following terms; $1,500.00 cash, balance $58,500.00 paid monthly @ 9½% at approx. $500.19 per month. There will be a late payment of $5.00 per day after 5 days from due date.(5th of each month) If Buyer resells property seller will have to approve and can renegotiate the interest rate to current rate. (This applys only if new purchasers assume this loan. Seller warrants roof, heating and cooling system electrica plumbing and structual for 1yr. from purchase date.

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of East Edgefield as of record in Book 21, page 174, said Register's Office.

Said Lot No. 78 fronts 50 feet on the northerly side of Fatherland Street, formerly Hobson Ave., and runs back between parallel lines 170 feet to an alley.

~~Being the same property conveyed to Joseph H. Rutherford, by deed from Charles C. Bell of record in Book 9648, page 505, Register's Office of Davidson county, Tennessee.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 24th day of July, 1986

Melinda R. Fleming

Notary Public

My commission expires: [illegible]

Grantee's Address: [illegible]

Map [illegible] Parcel [illegible] Ward [illegible] Precinct [illegible]

Tax is imposed [illegible] property, known as [illegible] Street Number Street P.O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee their assessment, 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 unincumbered,

We further waive and release, our homestead and appurtenances, as relates and forever defend the title to said real estate to said Grantee, their assessment, heirs and assigns, against the lawful claims of all persons.

And we, for the consideration of [illegible] hereby waive and release all rights of and by [illegible] homestead, including [illegible] exemption and all other rights of exemption of said Grantors, and [illegible] to any property, [illegible] and for the consideration of one dollar paid to each [illegible] of them in hand [illegible] the receipt whereof is hereby acknowledged, the said Grantors hereinbefore referred to as Grantors, hereby assigns and conveys unto the said Grantee, their assessment and assigns, the said estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, upon the following uses and trusts:

The Grantors agree to keep all buildings now on, or to be hereafter erected on said property, insured against loss by fire, with [illegible] Insurance Company, or companies, for the sum of $ [illegible] or at least the insurance hereinafter called, and the policy or policies be held by said Grantee, and in case of loss, [illegible] payable to the Grantee, or assigns, as their interest may appear, which insurance may be collected and paid over to the Grantee, or assigns, to be applied on the indebtedness hereby secured, or to be used in rebuilding or repairing the building destroyed or damaged, at the option of the Grantee, or assigns, and should the Grantors fail to keep said buildings insured as above specified, then the Grantee, or assigns, may insure said buildings for their own benefit, and the premium so paid shall be secured hereby and bear interest from date of payment at the rate of ten per cent per annum, and the Grantee, or assigns, may, at their option, declare the whole of said indebtedness due and payable, and proceed to collect the same, and to sell said property as hereinafter provided.

Trustee - David C. Rutherford
Suite 400 - Washington Sq.
214 Sec. Ave. No.
Nashville, TN 37201

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10153 PG 767

02113686

IDENTIFICATION REFERENCE

96 AUG 12 AM 12:02

FELIX Z. WILLIAMS, JR. REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Michael D. Brien *a Notary Public in and for said County and State* Jerry Jones + wife Robin Jones.

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 12 *day of* August *19*96

Michael D. Brien *Notary Public*

Commission expires My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Michael D. Brien *a Notary Public of the State and County aforesaid, personally appeared* Mary Della Rutherford Joseph H. Rutherford *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as*

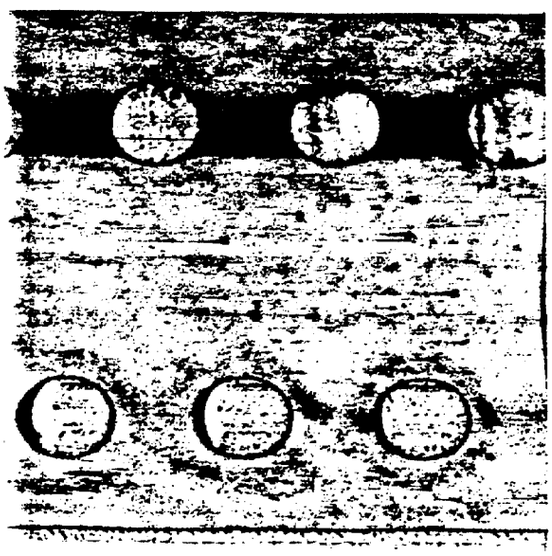
Witness my hand and seal, at office in Nashville, TN. 6117 08/12 0101 03CHECK 299.98
this 30 *day of* July *19*96

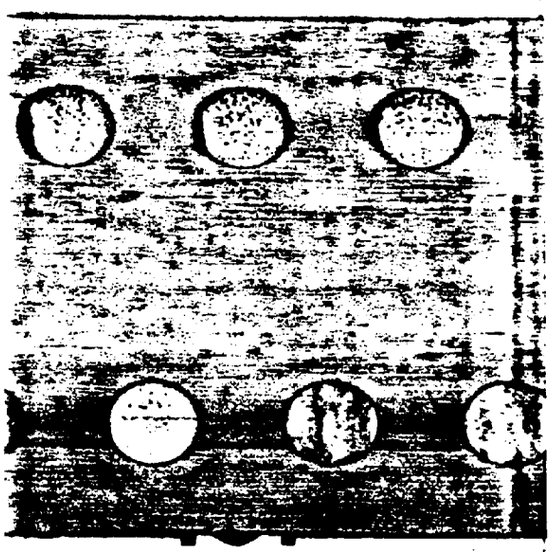
Michael D. Brien *Notary Public*

Commission expires My Commission Expires MAR. 27, 1999

NOTARY PUBLIC AT LARGE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10153 PG 768

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	60000.00
MAMT	58500.00
CON TX	222.00
MOR TX	64.98
PRFEE	1.00
WDEED	12.00
TOTAL	299.98
CHECK	299.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/12/96 01 12:05 0001 6117

02 13686
IDENTIF. ↑ REFERENCE

96 AUG 12 PM 12:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018705