BOOK 10383 PG 764

# INSTALLMENT DEED

97 MAR 18 PM 1:51
DAVIDSON COUNTY, TN.

8284220

IDENTIF. & REFERENCE

FROM
T. C. Jones et ux

TO
Merwin Olson

THIS INSTR. PREPARED BY:
T. C. Jones Real Estate
210 25th Ave. North
Nashville, TN 37203

| ADDRESS NEW OWNER AS FOLLOWS: | send tax bills to: | MAP-PARCEL NUMBERS |
|---|---|---|
| Merwin Olson | Same | 81-16 |
| 3808 East Ridge Drive | | Parcel 601 |
| Nashville, TN 37211 | | 4W-3290 |

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500
Merwin Olson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March 19 97.
Deputy Register

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**
The actual consideration or value, whichever is greater, for this transfer is $10,500.00.
Merwin Olson
affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 1997.

8409 03/18 0101 03 MTA RY $7.05

PUBLIC
MY COMMISSION EXPIRES:
_____ (AFFIX SEAL)

For and in consideration of the sum of ten thousand, five hundred dollars ($10,500) of which $500 has been paid in cash by the grantee hereinafter named, and for the remainder the said grantee has executed his promissory note in the principal sum of $10,000, bearing interest at 8.5% per annum, payable to the order of T. C. Jones and Sara Jane Jones in monthly installments of $125.00 each, commencing April 1, 1997, and continuing 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. Current year's taxes to be paid by grantee.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $10,000.

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, T. C. Jones and wife, Sara Jane Jones, hereinafter called the grantors, have this day bargained and sold, and do hereby convey unto Merwin Olson, hereinafter called grantee, his heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being the northerly 35 feet of the southerly 112 feet of Lots Nos. 20 and 21 on the plan of B.S. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for said county.

(Over)

Said part of Lots Nos. 20 and 21 fronts 35 feet on the easterly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 100 feet to a dead line.

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Being the same property conveyed to T.C. Jones and wife, Sara Jane Jones, by deed of record in Book 10081, page 31. R.O.D.C.

This is improved property, known as 1004 11th Avenue North, Nashville, TN. 37208.

To have and to hold the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee his 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.

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 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 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. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due, and in case we fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge or treat the sum or sums so expended as part of the indebtedness as secured therein, the same to bear interest from the date of such payment. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

In witness whereof, we, the said grantors and grantee, have hereunto set our hands this the 3-10-97 day of February, 1997.

T.C. Jones — Sara Jane Jones

T.C. Jones — Sara Jane Jones

Merwin Olson

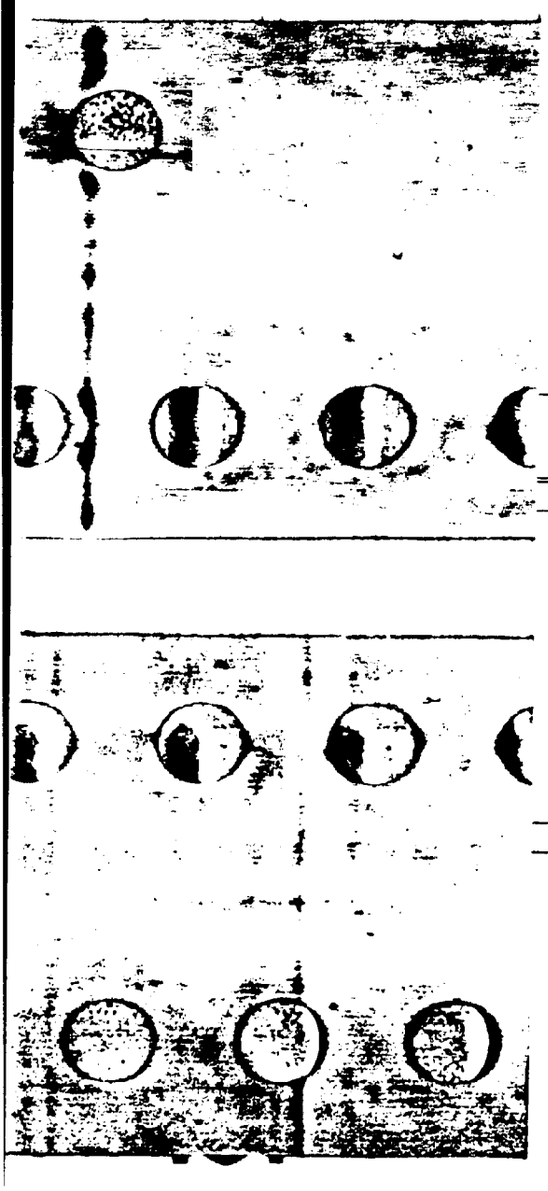
Merwin Olson

STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **T. C. Jones, Sara Jane Jones, and Merwin Olson**, the bargainers, 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.

3rd day of February 1997. Commission Expires 1-24-98

Notary Public



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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 10500.00 |
| | | | | MAMT 10000.00 |
| | | | | CON TX 38.85 |
| | | | | MOR TX 9.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 57.05 |
| | | | | CHECK 57.05 |
| | | | 03/18/97 01 | 13:54 0001 8409 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0284220
IDENTIF. & REFERENCE

97 MAR 18 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1128753