INSTALLMENT DEED

FROM
Horton A. Jones, Jr. et ux

TO
Terrell Barbee

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

BOOK 10382 PG 94

ADDRESS NEW OWNER(S) AS FOLLOWS:	send tax bills to:	MAP-PARCEL NUMBERS
Terrell Barbee	Same	81-11
838 Lischey Avenue		Parcel 307, 308 and 309
Nashville, TN 37207		

02854.07

IDENTIFICATION

97 MAR 21 PM 1:29

DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is ~~$35,000~~ affiant
Terrell Barbee
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 1997.
Thomas C Jones NOTARY PUBLIC
MY COMMISSION EXPIRES:
9-23-2000
(AFFIX SEAL)

For and in consideration of the sum of thirty-five thousand dollars ($35,000) of which $4,500 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 $30,500, bearing interest at 8.5% per annum, payable to the order of Horton A. Jones, Jr. in monthly installments of $378.16 each, commencing May 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 $30,500.

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, Horton A. Jones, Jr. and wife, Lena B. Jones, hereinafter called the grantors, have this day bargained and sold, and do hereby convey unto Terrell Barbee, hereinafter called grantee, his heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Tracts I & II: Land in Davidson County, Tennessee, being Lot N. 4 and the easterly 37 feet of Lot No. 5 on the Plan of O.H. Menees Subdivision of Lot No. 8 in Thomas Woodard's Subdivision, as of record in Book 161, page 44, Register's Office for said county, being Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No.5 front together 77 feet on the northerly side of Buchanan Street or Hydes Ferry Pike, and extend back between parallel lines with the westerly margin of 15th Avenue North 143½ feet to an alley.

The easterly and northerly part of Lot No. 4 of premises was conveyed to Horton A. Jones, Jr. and wife, Lena B. Jones by deed from John P. Branham, Trustee, of record in Book 4592, page 570, said Register's Office.

(Over)

Tract III: Land in Davidson County, Tennessee being Lot No. 6 and the westerly feet of Lot No. 5 on the plan of Menees Subdivision of record in Book 161, page 144, R.O.D.C. as follows:

Said Lot No. 6 and part of Lot No. 5 front together 30 feet on the northerly side of Buchanan Street and run back with the easterly margin of an alley, 143½ feet to an alley in the rear and shows 34 feet on the last mentioned alley.

Being the same property conveyed to Horton A. Jones, Jr. by deed of record in Book 4165, page 435. R.O.D.C.

This is improved property, known as 1500, 1502, and 1504 Buchanan Street, 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 21st day of , 1997.

Horton A. Jones Jr. Terrell Baker

Tena B. Jones

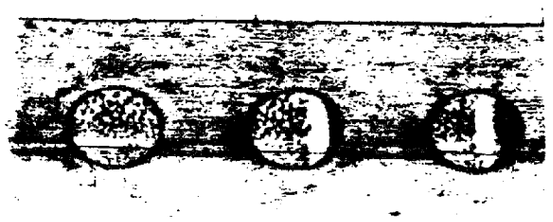
STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, 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.

21st day of, March 1997. Commission Expires 9-23-2000

Thomas C Jones Notary Public

96B0/21/1997 12:01 CHECK 171-28



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

RECEIVED OF _____

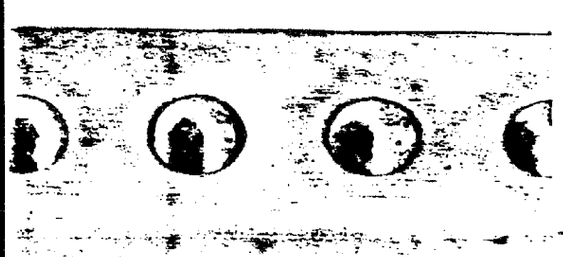
FOR _____

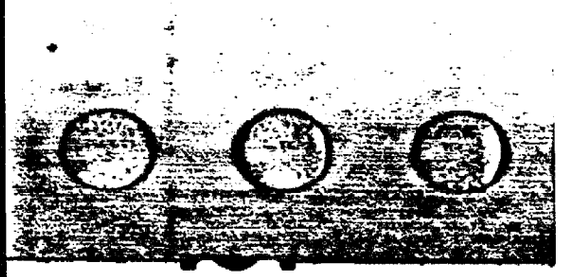
BOOK 10388 PG 96

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 30500.00
				CON TX 129.50
				MOR TX 32.78
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.28
				CHECK 171.28
03/21/97	01			13:34 0001 9689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





0285407
IDENTIF. ↑ REFERENCE

97 MAR 21 PM 1:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1129999