INSTALLMENT DEED

FROM H. A. Jones et ux TO L. T. Perez	THIS INSTRUMENT PREPARED BY: T. C. Jones Real Estate 210 25th Ave. North Nashville, TN 37203 BOOK 10525 PG 959

ADDRESS NEW OWNER(S) AS FOLLOWS: L. T. Perez	**send tax bills to:** Same	MAP-PARCEL NUMBERS 81-11
1406 Buchanan Street		Parcel 407
Nashville, TN 37208		

0325207
IDENTIF. # REFERENCE

97 JUL 11 PM 12:18
FELIX E. JOHNSON REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $4,500.00.

H A Jones
affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF July 1997.

Thomas C Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 23 2000

(AFFIX SEAL)

For and in consideration of the sum of four thousand, five hundred dollars ($4,500) for which the said grantee has executed his promissory note in the principal sum of $4,500, bearing interest at 8% per annum, payable to the order of H.A. Jones and wife, Joan Smith Jones, in monthly installments of $100.00 each, commencing July 1, 1997, and continuing until principal is paid in full. Current year's taxes to be paid by grantee.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $4,500.

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, H. A. Jones and wife, Joan Smith Jones, hereinafter called the grantors, have this day bargained and sold, and do hereby convey unto L. T. Perez hereinafter called grantee, his heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

A one-half undivided interest in and to Lot No. 1 on the map of Menees' Subdivision of Lot No. 8 of the Thomas Woodard's Subdivision, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Horton A. Jones and wife, Joan Smith Jones, by deed of record in Book 4592, page 572. R.O.D.C.

(over)

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

This is unimproved property, known as 1406 Buchanan Street, Nashville, TN. 37208.

BOOK 10525 PG 960

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 except for current year's taxes which will be paid by grantee.

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.

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 9th day of June, 1997.

Horton A. Jones

Joan Smith Jones

Horton A. Jones

Joan Smith Jones

L. T. Perez

STATE OF TENNESSEE}
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Horton A. Jones, Joan Smith Jones, and L. T. Perez**, 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.

9th day of June, 1997. Commission Expires November 27, 1999

Notary Public

FARCI D. MERR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

3239 07/11 0101 CASHIER 38.50

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

RECEIVED OF _____

FOR _____

BOOK 10525 PG 961

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	4500.00
			MAMT	45000.00
			ERR	CO
			MAMT	45000.00-
			MAMT	4500.00
			CON TX	16.65
			MOR TX	2.88
			PRFEE	1.00
			MISC	8.00
			TOTAL	28.53
			CHECK	28.53
		07/11/97	01	12:20 0001 3239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0325207
IDENTIF. ↑ REFERENCE

97 JUL 11 PM 12:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1172985