TOC-ET201

INSTALLMENT DEED

BOOK 10873 PG 306

FROM
Rod Brown et al
TO
Nancy Jane Rich

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	send tax bills to:	MAP-PARCEL NUMBERS
Nancy Jane Rich	Same	Map 69-1
4616 Eaton's Creek Road		Parcel 4
Nashville, TN		

0421809
IDENTIF. ↑ REFERENCE

98 APR -6 AM 9:31

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $6,000.

affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL 1998.

Thomas C Jones NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-21-2000 (AFFIX SEAL)

For and in consideration of the sum of six thousand dollars ($6,000) of which $1000 has been paid in cash by the grantee hereinafter named, and for the remainder the said grantee has executed her promissory note in the principal sum of $5,000, bearing interest at 8 ½% per annum, payable to the order of Rod Brown and Edwin Rutherford, III, in monthly installments of $102.58 each, commencing May 1,1998, 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 $5000.

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, Rod Brown and Edwin Rutherford, III, hereinafter called the grantors, have this day bargained and sold, and do hereby convey unto Nancy Jane Rich hereinafter called grantee, ~~his~~ her heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

TRACT NO. II:
LAND in northwest Davidson County, Tennessee, being Lot No. 201 on the plan of Enchanted Hills, Section Eight, Davidson County, Tennessee.

SAID Lot No. 201 fronts 145.09 feet, more or less, on the south side of Cato Road and has a common lot line on the east with Lot No. 202, measuring 427.0 feet and a rear line of 80.78 feet, more or less, and a west line along the center of Eaton's Creek, measuring 460 feet, more or less. Said Lot No. 201 is subject to all notes, symbols, and conditions set forth on said recorded plat of Enchanted Hills, Section Eight.

Being part of the property known as Tract II, conveyed in Book 9278, Page 200, R.O.D.C.

This is unimproved property known as:
Map 69-1, Parcel 4.

(OVER)

To have and to hold the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantees, their 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 currentyear's taxes,which are to 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, her 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, 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. I further agree to pay all taxes and assessments thereon, and to pay them when due, and in case I fail to do this, then the said Trustee or the lawful owner and holder of said notes may 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.

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 4th day of April, 1998.

Nancy Jane Rich

Rod Brown Brenda M. Brown

Rod Brown

Edwin R Rutherford III

Edwin Rutherford, III

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.

4th day of April,1998. Commission Expires 2-21-2000

Thomas C. Jones Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10873 PG 308

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	6000.00
MAMT	5000.00
CON TX	22.20
MOR TX	3.45
PRFEE	1.00
WDEED	8.00
TOTAL	34.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 34.65

04/06/98 01 09:31 0001 6065

0421809
IDENTIF. ↑ REFERENCE

98 APR -6 AM 9:31

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

No. 1276308