80 001091

INSTALLMENT DEED

FROM
T.C. Jones et ux
TO
Keisha Gardner-Clemmons

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

BOOK 10910 PG 95

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keisha Gardner-Clemmons	Same	Map 82-13-59 & 82-13-60
937 Russell Street, #11		
Nashville, TN 37206		

mail

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $13,000.

Sara Jane Jones
affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MAY, 1998.

Eleanor H. Hughes
NOTARY PUBLIC

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

ELEANOR H. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR 23, 2002

For and in consideration of the sum of thirteen thousand dollars ($13,000) of which $2000 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 $11,000, bearing interest at 9% per annum, payable to the order of T.C. and Sara Jane Jones, in monthly installments of $160 each, commencing June 15,1998, 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 15 days after due date. Current year's taxes to be paid by grantee.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $11000.

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. and Sara Jane Jones hereinafter called the grantors, have this day bargained and sold, and do hereby convey unto Keisha Gardner-Clemmons, hereinafter called grantee, her heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING Lots No. 25 and 26 in Block "B" of the Bransford Realty Company's North Hill Addition, a plan of which is of record in Book 332, page 72, of the Register's Office for Davidson County, Tennessee. Said Lot No. 25 fronts thirty-five (35) feet on the north side of Locklayer Street and extends back northerly between parallel lines 100 feet, more or less to an alley. Said Lot No. 26 fronts 35 feet on the north side of Locklayer Street and extends back northerly between parallel lines 100 feet, more or less to an alley.

Being the same properties conveyed to T.C. Jones and Sara Jane Jones by deed of record in Book 8885, page 447, R.O.D.C., Tennessee

This is unimproved property known as 902 and 904 Locklayer Street, Nashville, Tennessee 37208.

(OVER)

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

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 current year'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 1st day of May, 1998.

Keisha Gardner-Clemmons

T.C. Jones

Sara Jane 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.

1st day of May, 1998. Commission Expires _____

Eleanor H. Hughes Notary Public

ELEANOR H. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR 23, 2002

1994 05/01 0101 03CHECK 67.45

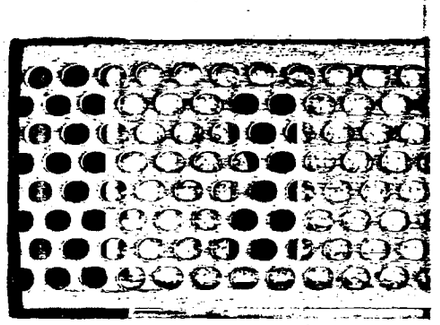
98 MAY -1 AM 10:28

FELIX E. DAVIS REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04321145

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 10910 PG 97

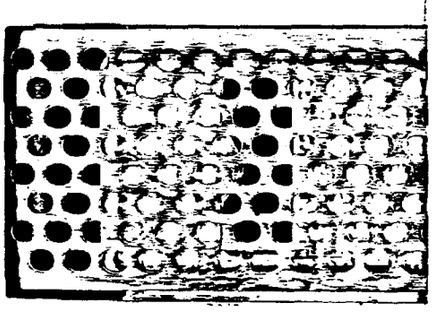
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 13000.00
MAMT 11000.00
CON TX 48.10
MOR TX 10.35
PRFEE 1.00
MISC 8.00
TOTAL 67.45
CHECK 67.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/01/98 01 10:31 0001 1194



04321145
IDENTIF. # REFERENCE

98 MAY -1 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287275