INSTALLMENT DEED

FROM
Cecil Allen Jones
TO
K-2 Creative

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

BOOK 11239 PAGE 559

ADDRESS NEW OWNER(S) AS FOLLOWS:	send tax bills to:	MAP-PARCEL NUMBERS
K-2 Creative, LLC	Same	81-16
937 Russell Street Suite #11		Parcel 724
Nashville, TN 37206		

98 DEC -7 PM 12:36
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

052435
IDENTIF. ↑ REFERENCE
MAIL ENV.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $7,500. KIA GARDNER affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 7th DAY OF DECEMBER, 1998.

Thomas C. Jones NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept. 23-2000
SEAL) AFFIX

For and in consideration of the sum of seven thousand, five hundred dollars ($7,500) of which one thousand dollars ($1,000) has been paid in cash by the grantees hereinafter named, and for the remainder the said grantees have executed their promissory note in the principal sum of $6,500, bearing interest at eight percent per annum, payable to the order of Cecil Allen Jones in monthly installments of $78.87 each, commencing January 10, 1999, and continuing for 120 months (10 years) 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 prorated and paid by grantees.

Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $6,500.

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.

I, Cecil Allen Jones, hereinafter called the grantor, have this day bargained and sold, and do hereby convey unto K-2 Creative, a partnership, Keisha Gardner and Kia Gardner, hereinafter called grantees, their heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Being Lot No. 41 and the westerly 20 feet of lot no. 40, Block "B," in Bransford Realty Company's subdivision of the North Hill Tract, a plan which is of record in Book 332, page 72, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the North side of Locklayer Street, the common corner of lots Nos. 41 and 42 in said plan; running thence northerly along the common boundary of lots Nos. 41 and 42, 100 feet to a point on the south margin of an alley; thence westerly along said margin of said alley 61 1/2 feet to a point; thence in a straight line southerly, 60 feet to a point on the north margin of Locklayer Street; thence in a westerly direction along said margin of Locklayer Street, 55 feet to the point of beginning.

Being the same property conveyed to Cecil Allen Jones, unmarried, by deed of record in Book 6180, Page 337, Davidson County, Tennessee.

(over)

This is improved property, known as 934 Locklayer 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 grantees their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it; and that the same is unencumbered.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their 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. We further agree to keep the 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.

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 grantor and grantees, have hereunto set our hands this the 7th day of December, 1998.

Cecil Allen 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.

7th day of December, 1998. Commission Expires September 23, 2000

Thomas C. Jones Notary Public

THOMAS C. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6440 12/07 0101 03CHECK 43.93

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

RECEIVED OF _____

FOR _____

BOOK 11239 PAGE 561

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 7500.00
				MAMT 6500.00
				CON TX 27.75
				MOR TX 5.18
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 43.93
				CHECK 43.93
			12/07/98 01	12:37 0001 6440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05214 35
IDENTIF. # REFERENCE

98 DEC -7 PM 12:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381441