INSTALLMENT DEED

0541957

PICK-UP

IDENTIF. & REFERENCE

99 JAN 28 PM 2:30

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

FROM
Frank L.Hastings
TO
Joe S. Womack and
Joe S. Comer

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:
Joe S. Womack and Joe S. Comer	Same	81-15
1712 Pecan Street		Parcel 201
Nashville, TN 37208		

BOOK 11315 PAGE 429

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $18,800.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 27th DAY OF JANUARY, 1999.

Thomas C. Jones NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-23-2000

SEAL)

For and in consideration of the sum of eighteen thousand, eight hundred dollars ($18,800) of which two thousand dollars ($2,000) 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 $16,800, bearing interest at ten percent per annum, payable to the order of Frank L. Hastings in monthly installments of $222.02 each, commencing March 1, 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 $16,800.

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, Frank L. Hastings, hereinafter called the grantor, have this day bargained and sold, and do hereby convey unto Joe S. Womack and Joe S. Comer, hereinafter called grantees, their heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 407 and the northerly 4 feet of the westerly 120 feet of Lot No. 408 in McGavock, Wetmore, and Others Second Addition to Nashville, called an Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of D.B. Todd Boulevard (formerly 18th Ave. N. and Salen Street) 100 feet northerly from the northerly margin of Cockrill Street, thence with the easterly margin of D.B. Todd Boulevard northerly 29 feet, more or less, to Eliza Baguskis' southwest corner; thence with her southerly line eastwardly 325 feet, more of less, to the westerly margin of an alley; thence southerly 4 feet; thence westwardly 120 feet to the point of beginning.

(OVER)

Being the same property conveyed to Frank Hastings, by deed of record in Book 8815, page 269, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1606 D. B. Todd Blvd., Nashville, Tennessee.

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 27th day of January, 1999.

191 Bay Harbor Drive
Hendersonville, TN. 37075

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.

27th day of January, 1999. Commission Expires 9-23-2000

Notary Public

THOMAS C. JONES NOTARY PUBLIC STATE OF TENNESSEE LAFAYETTE

0307 01/28/99 0101 03CHECK 97.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11315 PAGE 431

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	18800.00
MAMT	16800.00
CON TX	69.56
MOR TX	17.02
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	97.58
CHECK	97.58

01/28/99 01 14:28 0001 8307

054 I 957
IDENTIF. & REFERENCE

99 JAN 28 PM 2:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417695