INSTALLMENT DEED

FROM
George H. Jones
TO
Zenis R. Childress

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

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 43,000"

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send tax bills to:	MAP-PARCEL NUMBERS:
Zenis R. Childress 4722 -	Same	69-16
McCool Court		Parcel 38
Nashville, TN 37218		

mark

0574419
IDENTIFICATION REFERENCE

99 APR 15 AM 9:12
RECEIVED & RECORDED
DAVIDSON COUNTY, TN.

BOOK 11432 PG. 679

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
The actual consideration or value, whichever is greater, for this transfer is $48,000. 30th March G. H. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

THE 30th DAY OF MARCH, 1999.

Thomas C. Jones NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-2000

AFFIX SEAL)

For and in consideration of the sum of forty-eight thousand dollars ($48,000) of which five thousand dollars ($5,000) has been paid in cash by the grantee hereinafter named, and for the remainder the said grantee has executed his promissory note in the principal sum of $43,000, bearing interest at seven and one-half percent (7 1/2%) per annum, payable to the order of George H. Jones in monthly installments of $510.42 each, commencing May 1, 1999, and continuing for 120 months (10 years) until principal is paid in full. A late charge of $15.00 will be charged 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 $43,000.

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, George H. Jones, hereinafter called the grantor, have this day bargained and sold, and do hereby convey unto Zenis R. Childress, hereinafter called grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on Block No. 1 on the Map showing G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, Page 191, Register's Office for said County.

SAID lot No. 19 fronts 100 feet on the southeasterly side of Asylum Avenue and runs back between parallel lines, from the center of said avenue, 225 feet to a dead line.

BEING the same property conveyed to George H. Jones by deed of record in Book 4541, Page 940, R.O.D.C.

This is improved property, known as 1814 County Hospital Road, Nashville, Tennessee.

(OVER)

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. 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 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 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 keep the said property insured for at least the amount of the debt. keep the property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due, and in case I 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 grantee, have hereunto set our hands this the 30th day of March, 1999.

George H. Joner Zeris Childress

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.

30th day of March, 1999. Commission Expires 9-23-2000

Thomas C. Jones Notary Public

2710 04/15 0101 03CHECK 235.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 681

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

0574419
IDENTIF. # REFERENCE
99 APR 15 AM 9:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	48000.00
MAMT	43000.00
CON TX	177.60
MOR TX	47.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	235.75
CHECK	235.75

04/15/99 01 09:14 0001 2710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451681