Davidson County DEEDINST
Recvd: 01/10/02 11:46 3pgs
Fees:18.00 Taxes:115.60

20020110-0004005

PICK-UP

SUMNER

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 6,000.00.

[(STATE OF TENNESSEE)]
[(COUNTY OF DAVIDSON)]
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS **$30,000.00**]
[ ]
[ ]
[ ]
[Affiant]
[ ]
[SUBSCRIBED AND SWORN TO ~~BEFORE ME~~, THIS THE
[9 DAY OF ~~MARCH, 2001~~]
[ ]
[ ]
[ ]
[NOTARY PUBLIC]
[My Commission Expires: 05-27-2001]
[ ]

[ ]
[THIS INSTRUMENT PREPARED BY: Barbara S. Freemon, Attorney]
[213 Colt Drive]
[Nashville, Tennessee 37221]
[(615) 646-4938]
[ ]
[ ]

NEW OWNER(s)	SEND TAX BILLS TO:	MAP & PARCEL
Leo Elton DeMoss	SAME	100 23
7221 Indian Creak Road		
Nashville, Tennessee 37209		

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION, THE SUM OF THIRTY THOUSAND AND 00/100 DOLLARS ($30,000.00) OF WHICH TWENTY-FOUR THOUSAND AND 00/100 ($24,000.00) HAS BEEN PAID BY THE GRANTEE OVER A PERIOD OF YEARS, FOR ALL OF WHICH THE GRANTOR HEREBY ACKNOWLEDGED AND FOR THE REMAINDER GRANTEE HAS THIS DATE EXECUTED HIS INSTALLMENT DEED NOTE, HEREINAFTER REFERRED TO A LIEN NOTE, IN THE PRINCIPAL AMOUNT OF SIX THOUSAND AND 00/100 DOLLARS ($6,000.00) PAYABLE TO GRANTOR **LORENE BARNES CRAIG**, SAID AMOUNT TO BE PAID IN TWELVE (12) MONTHLY INSTALLMENTS OF FIVE HUNDRED AND 00/100 DOLLARS ($500.00) EACH WHICH INCLUDES ZERO (0) INTEREST PER ANNUM, WITH THE FIRST PAYMENT DUE AND PAYABLE THE NINTH DAY OF MARCH, 2001 AND A LIKE PAYMENT ON THE SAME DAY OF EACH SUCCEEDING MONTH UNTIL PAID IN FULL, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LORENE BARNES CRAIG**, HEREINAFTER KNOWN AS GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **LEO ELTON DEMOSS** THE GRANTEE HEREIN, HIS SUCCESSORS, HEIRS AND ASSIGNS ALL MY ONE-THIRD (1/3) RIGHT, TITLE, CLAIM, AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON SITUATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF ROAD, THE LINE OF D.W. DEMOSS AND S. C. DEMOSS RUNNING 12 FEET TOWARD THE HOUSE; THENCE WEST TO A MOCKORANGE TREE; THENCE SOUTHWARDLY TO A MARKED BLACK LOCUST TREE; THENCE WESTWARDLY AND SOUTHWARDLY TO A HICKORY TREE, THE CORNER OF BROWN'S AND REGAN'S LANDS; THENCE NORTH WITH BROWN'S LINE TO D. W. DEMOSS' AND S. C. DEMOSS; CORNER TO AN OAK TREE, THENCE EASTWARDLY WITH DEMOSS' LINE TO THE POINT OF BEGINNING; SAID LAND CONTAINS 25 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS ARE LOCATED ON THE RIVER ROAD AT THE HEADWATERS OF INDIAN CREEK IN THE EIGHTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND IS BOUNDED ON THE NORTH BY THE LANDS OF D. W. DEMOSS AND Z. T. BROWN' ON THE EAST BY THE LANDS OF D. W. DEMOSS; ON THE WEST BY THE LANDS OF H. H. REGAN AND S. C. DEMOSS; AND ON THE SOUTH BY THE LANDS OF S. C. DEMOSS, AND IS A PART OF WHAT IS KNOWN AS THE OLD STEPHENS FARM OR HOME PLACE, AND

BEING: A PART OF THE LAND CONVEYED TO S. C. DEMOSS BY DECREE OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE OF RECORD IN MINUTE BOOK 54, OF SAID COURT;

BEING: THE SAME PROPERTY COVEYED TO B. LEVITAN BY DEED FROM BENSON DEMOSS AND WIFE MAMIE DEMOSS, DATED NOV. 6, 1924, AND RECORDED IN BOOK 658 PAGE 133, R.O.D.C. TENNESSEE;

BEING: THE SAME PROPERTY CONVEYED TO CLARENCE BARNES AND WIFE, VELOCIE BARNES, AND CLIFTON BARNES AND WIFE, HESTER BARNES, BY DEED FROM B. LEVITAN AND WIFE, FANNIE LEVITAN, DATED OCTOBER 1937 AND RECORDED IN BOOK 1097 PAGE 3, REGISTRAR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

BEING: THE SAME PROPERTY CONVEYED TO CLIFTON BARNES AND WIFE HESTER BARNES FROM FANNIE LEVITAN, A WIDOW BY DEED, OF RECORD IN BOOK, 1082 PAGE, 599 IN THE REGISTRAR'S OFFICE IN DAVIDSON COUNTY, TENNESSEE;

BEING: THE SAME PROPERTY CONVEYED TO LORENE BARNES CRAIG BY THE WILL AND TESTAMENT OF HESTER BARNES, OF RECORD IN BOOK 10758, Page 291, IN THE REGISTRAR'S OFFICE IN DAVIDSON COUNTY, TENNESSEE;

BEING: THE SAME PROPERTY FROM WHICH A FIVE ACRE TRACT OF UNIMPROVED PROPERTY IS CONVEYED BY CORRECTED DEED OF GIFT TO GERALD W. BLACK, OF RECORD IN BOOK 8810, PAGE 278, SAID DEED IN THE REGISTRAR'S OFFICE IN DAVIDSON COUNTY TENNESSEE;

BEING: THE SAME PROPERTY FROM WHICH A FIVE ACRE TRACK OF UNIMPROVED PROPERTY IS CONVEYED BY DEED OF GIFT TO GERALD W. BLACK, OF RECORD IN BOOK 8805, PAGE 545, SAID DEED IN THE REGISTRAR'S OFFICE IN DAVIDSON COUNTY;

BEING: THE SAME PROPERTY THAT THE FIVE ACRE TRACT OF UNIMPROVED PROPERTY IS CONVEYED BY DEED OF CORRECTED GIFT TO GERALD W. OF RECORD IN BOOK 8810, PAGE 278, SAID DEED IN THE REGISTRAR'S OFFICE IN DAVIDSON COUNTY TENNESSEE AND IS CONVEYED BACK TO THE ESTATE OF HESTER BARNES BY DECREE OF THE Chancery COURT FOR DAVIDSON COUNTY, TENNESSEE OF RECORD IN MINUTE BOOK 185 Page 451,* OF SAID COURT TO WHICH REFERENCE IS HERE MADE.

* Book 9486, Page 873, Register's Office in Davidson Co., Tennessee.

The above description is the same as in previous deed of record.

This is improved property commonly known as 7233 Indian Creak Road, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record and as of record may affect the premises.

Said property is conveyed free and clear of all unrecorded lease agreements and verbal claims that anyone, including all claims that any occupier of said premises may hold.

TO HAVE AND TO HOLD in fee simple the said undivided One-Third (1/3) interest in the tract or parcel of land and improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns, forever; and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of a undivided One-Third (1/3) interest in the fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the undivided One-Third (1/3) interest in the fee simple to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument this the 9 day of MARCH, 2001.

Lorene Odessa Craig
LORENE BARNES CRAIG, GRANTOR

Leo Ellington Jr
ELTON LEO DEMOSS, GRANTEE

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary public in and for said County and State, the within named **LORENE BARNES CRAIG**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being first duly sworn, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9 day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 05-27-01

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary public in and for said County and State, the within named **ELTON LEO DEMOSS**, the grantee, purchaser, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being first duly sworn, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9 day of March, 2001.

NOTARY PUBLIC

My Commission Expires: 05-27-2001