INSTALLMENT DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		119-13
Radnor Primitive Baptist Church	Same	PARCEL NUMBERS
3025 Nolensville Road		
Nashville, Tennessee 37211		173 & 174

FOR AND IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND FIVE HUNDRED and No/100 Dollars ($37,500.00) of which FIVE THOUSAND and No/100 Dollars ($5,000.00) has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of THIRTY TWO THOUSAND FIVE HUNDRED and no/100 Dollars ($32,500.00), John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp, Jr. and Norbert Ward, Trustees of Radnor Primitive Baptist Church have executed their promissory note of even date herewith bearing interest at the rate of six per cent (6%) per annum and payable to the order of THE FOUR HUNDRED CORPORATION in monthly installments as follows, namely: On the 20th day of October, 1966, the sum of TWO HUNDRED THIRTY-TWO and 86/100 Dollars ($232.86), and thereafter a like amount on the 20th day of each succeeding month and the remaining balance of said principal sum on the 20th day of September, 1986. Said payments to be applied first to payment of interest at the rate of six per cent (6%) per annum, on the principal sum or so much as shall from time to time remain unpaid, and the balance to be applied to the payment of the principal sum, until the entire amount, both principal and interest has been paid in full, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, THE FOUR HUNDRED CORPORATION have this day bargained and sold, and do hereby transfer and convey unto the said John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp, Jr. and Norbert Ward, Trustees of Radnor Primitive Baptist Church their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan of College Heights, as of record in Book 332, page 19, Register's Office for said County.
>
> SAID Lots Nos. 13 and 14 adjoin and front together 100 feet on the westerly side of 4th Avenue South or Nolensville Road and extends back between parallel lines 160 feet to an alley.
>
> BEING part of the same property conveyed to The

400 Corporation by deed from Virgil H. Alessio et al, Trustees for the Nolensville Road Church of Christ, of record in Book 3880, page 948, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3025-3027 Nolensville Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp, Jr. and Norbert Ward, Trustees of Radnor Primitive Baptist Church their successors, heirs and assigns forever. We covenant that we 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 a certain Deed of Trust to Louis R. Linx, Trustee, of record in Book 3861, Page 61 in the Register's Office for Davidson County, Tennessee, which Deed of Trust is not assumed by the Buyers but is to be paid by the Sellers in accordance with its terms. Any and all prepayments of principal made by the Buyers on the indebtedness secured hereby are to be applied to the payment of said Deed of Trust until said Deed of Trust is paid in full.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp,Jr. and Norbert Ward, Trustees of Radnor Primitive Baptist Church their successors, 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 indebtedness; rendering unnecessary court proceedings for the enforcement of said lien, in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp, Jr. and Norbert Ward, Trustees of Radnor Primitive Baptist Church hereinafter referred to as trustors, hereby transfer and convey unto Robert G. Yeager, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or

companies, for the sum of THIRTY TWO THOUSAND FIVE HUNDRED and No/100 Dollars ($32,500.00), or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustors upon demand of the trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things and the amounts so paid shall bear six per cent (6%) interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustors shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs, and keep said premises insured, and pay any and all other sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided, trustors fail to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of said indebtedness, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past

holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Offie for Davidson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

The word "Trustors" when used herein shall apply to parties both singular and plural.

IN WITNESS WHEREOF, the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this 20th day of October, 1966.

ATTEST:

Robert A. Brown, Secretary

THE FOUR HUNDRED CORPORATION

By N. Claude Dunn, Jr., President

John Redd, Jr.

James A. Box

Benjamin P. Thorpe

Joseph W. Tripp, Jr.

Norbert Ward

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, John B Tirrill, a Notary Public of the State and County aforesaid, personally appeared N. Claude Dunn, Jr. and Robert A. Brown, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the President and Secretary respectively of THE FOUR HUNDRED CORPORATION, the within named bargainor, a corporation, and that they as such President and Secretary respectively being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and official seal this 20 day of October, 1966.

John B Tirrill
Notary Public

My Commission Expires:
January 12, 1970

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Miss Mary L. Dies a Notary Public in and for said State and County, personally appeared John Redd, Jr., James A. Box, Benjamin P. Thorpe, Joseph W. Tripp, Jr. and Norbert Ward, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within strument for the purpose therein contained.

Witness my hand and official seal this 20th day of October, 1966.

Miss Mary L. Dies
Notary Public

My Commission expires: Feb. 8, 1968

STATE TAX $ 56.25
PROBATE .50
TOTAL $ 56.75

NOV 10 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 10 1966

STATE TAX $ 30.50
PROBATE .50
TOTAL $ 31.00

NOV 10 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 10 1966

50646

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 10 9 32 AM '66
NOTE BOOK 115 PAGE 309
RECORDING FEE $ 3.25
DEP. REG. 17

INSTALLMENT DEED

THE 400 CORPORATION

TO

RANDOR PRIMITIVE BAPTIST CHURCH





Mail to -
Robert N. Brown
P.O Box 9081
Nashville, Tennessee