THIS DEED PREPARED BY W. E. HIGGINS, ATTORNEY, PO BOX 7661, NASHVILLE, TENNESSEE

Installment Deed

BOOK 4342 PAGE 328

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RIVER ROAD CHURCH OF CHRIST	RIVER ROAD CHURCH OF CHRIST	Map. 114
c/o W.S. Gamble (NAME)	(NAME:) SAME	P/o Par. 47
Rt #2 River Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND AND NO/100 ($5,000.00) ---------- *Dollars,*

of which FIVE HUNDRED AND NO/100 ($500.00) ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder

FOUR THOUSAND FIVE HUNDRED AND NO/100 ($4,500.00) ---------- *Dollars,*

RIVER ROAD CHURCH OF CHRIST NASHVILLE, by its Trustees,

has executed

its promissory note of even date herewith, payable to the order of JESSIE EVANS HEER in the principal amount of Four Thousand Five Hundred and no/100 ($4,500.00) Dollars, payable in consecutive monthly installments as follows: On the 1st day of January 1971, the sum of One Hundred Twenty Five and no/100 ($125.00) Dollars and thereafter monthly installments on the 1st day of each succeeding month, each for a like amount, which includes principal and interest at the rate of six (6%) per cent per annum on the unpaid balance, to be applied first to the payment of interest and the remainder toward the payment of principal until said sum and interest have 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, I, JESSIE EVANS HEER

have this day bargained and sold, and do hereby transfer and convey unto the said L. M. MAYO, B. L. TARKINGTON, W. S. GAMBLE, J. T. MC FARLIN and E. O. HULAN, as Trustees for RIVER ROAD CHURCH OF CHRIST NASHVILLE, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchinson, Surveyor, April, 1969, as follows:

Beginning at a point in the center of Old Charlotte Pike, said point being north 85 deg. west 100 feet from the northwest corner of the property conveyed to G. L. Hemmer, and wife, of record in Book 4162, page 499, Register's Office for said County; thence south 3 deg. 30 min. west 908 feet, more or less; thence north 85 deg. west 40.8 feet; thence south 77 deg. west 61 feet; thence north 3 deg. 30 min. east 908 feet, more or less to the center of Old Charlotte Pike; thence with the center of same north 77 deg. east 61 feet and south 85 deg. east 40.8 feet to the beginning, containing two acres more or less.

Being part of the same property conveyed to Jacob J. Heer and wife, Jessie Evans Heer by deed from West Meade Country Club, the said Jacob J. Heer, having since died, the said deed of record in Book 782, page 560, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 12th day of June 1969

B R Tarkington
Affiant

My commission expires: 1-23-72 (Affix Seal)

William E Higgins
Notary Public

unimproved (X)
This is improved ( ) property, known as ..... P. O. Address: .....
(House Number) (Street) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Trustees for River Road Church of Christ Nashville, their *(successors), 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 *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Trustees for River Road Church of Christ Nashville, 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 Trustees for River Road Church of Christ, *hereinafter referred to as trustors, hereby transfer and convey unto* Dale Quillen, *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 $ Ins. Int., *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 6 percent 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 due and unpaid, all remaining unpaid indebtedness, and installments thereof, shall become due and payable at once, without notice, and the said trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the trustee as follows:

1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustors, their order, representatives or assigns.

In case of the death, absence, inability, or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first-maturing unpaid note, or upon his refusal or failure so to do, then the 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 Office 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 the 12th *day of* June, *19* 69.

Jessie Evans Heer
JESSIE EVANS HEER

RIVER ROAD CHURCH OF CHRIST NASHVILLE

By B K Tankersley, Trustee

W S Gamble, Trustee

E. O. Hulan, Trustee

L. T. McFarlin, Trustee

J M Boyd, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, WILLIAM E. HIGGINS, *a Notary Public in and for said County and State,* JESSIE EVANS HEER

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* June, *19* 69.

William E. Higgins
Notary Public

Commission expires 1/23/72

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF.....
COUNTY OF.....

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Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....*day of*.....*, 19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, William E. Higgins, A Notary Public of the State & County aforesaid, personally appeared L. M. MAYO, B. L. TARKINGTON, W. S. GAMBLE, J. T. MC FARLIN and E. O. HULAN, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Trustees of the River Road Church of Christ Nashville, the within named bargainor, a corporation, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Trustees.

Witness my hand and seal, at office in Nashville,
this 16th *day of* June, *19* 69.

William E. Higgins *Notary Public*

Commission expires 1/23/72

WILLIAM E. HIGGINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

JUN 16 CONV *5,000.00
JUN 16 MORT'G *14,500.00
JUN 16 S'TAX A* 13.00
JUN 16 S'TAX A* 2.50
JUN 16 PR'FEE A* .50
JUN 16 W'DEED A* 6.00 * 22.00

A 44482

IDENTIF. REFERENCE

JUN 16 1 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

INSTALLMENT DEED

FROM

JESSIE EVANS HEER

TO

RIVER ROAD CHURCH OF CHRIST

NASHVILLE