This Instrument Was Prepared: Ingraham & Coleman
Suite 1720 Parkway Towers
Nashville, Tennessee 37219

MAP-104-16
PAR-326

INSTALLMENT DEED

BOOK 4468 PAGE 15

For and in Consideration of the sum of Seventeen Thousand Five Hundred ($17,500.00)---------- Dollars, of which Fifty-Five Hundred ($5500.00) ---------- Dollars, has been paid in cash by Belmont Heights Baptist Church, Inc. the receipt of which is hereby acknowledged, and for the remainder Twelve Thousand ($12,000.00)---------- Dollars, the said Belmont Heights Baptist Church, Inc. has executed a promissory note made payable to the order of William C. Boyd, et ux, Marjorie Hime Boyd, in the amount of Twelve Thousand ($12,000.00) Dollars payable over a ten (10) year period and in monthly installments of One Hundred Forty-Two and 44/100 ($142.44) Dollars

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 17,500.00

Subscribed and sworn to before me this 21st day of Dec. 1970

Deputy Register Leo Wilkerson

all of said notes bearing seven and one-half (7½) per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, William C. Boyd, et ux, Marjorie Hime Boyd

have this day bargained and sold, and do hereby transfer and convey unto the said Belmont Heights Baptist Church, Inc., its heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being parts of lots nos. 130 and 131 on the Belmont Land Company's Plan, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning on the easterly margin of Belmont Boulevard at a point 50 feet north of the corner of Lots Nos. 130 and 131; thence eastwardly 186 feet, more or less, to the westerly margin of an alley at a point 34 feet south of the northeast corner of said lot no. 131; thence with said alley, southwardly 34 feet to a point 11 feet south of the corner of lots nos. 130 and 131; thence westwardly 186 feet, more or less, to the easterly margin of Belmont Boulevard at the corner of Lots Nos. 130 and 131; thence with said Boulevard northwardly 50 feet to the beginning.

Being the same property conveyed to William C. Boyd, et ux Marjorie Hime Boyd by deed from Lucy Neal Boyd, as of record in Book 2106, page 555, Register's Office for Davidson County, Tennessee

Buyer: Belmont Heights Baptist Church Inc
2110 Belmont Blvd
Nashville, Tenn

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Belmont Heights Baptist Church, Inc. heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said Belmont Heights Baptist Church, Inc. its 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 it in hand paid, _____, the said Belmont Heights Baptist Church, Inc. do hereby transfer and convey unto James Patrick Nichol, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

and, the said Belmont Heights Baptist Church, Inc. do hereby 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 at least the sum of $12,000.00 until the notes herein secured are 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 and holder of said notes, as his interst may appear.

and further agrees to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case it fails 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 and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if _____, the said Belmont Heights Baptist Church, Inc. shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if it fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; it fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, 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 notes, or any of said notes then past due and unpaid, all remaining unpaid notes 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. it agrees that the Trustee may, at any time after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. it further agree 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 notes 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 Belmont Heights Baptist Church, Inc. 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 lien notes, or, if more than one, then of the first-maturing unpaid note, 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 James Patrick Nichol, Trustee, shall be vested in said successor.

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

and

hereunto set our hands at Nashville, Tennessee, this the 21 day of Dec 19 70

William C. Boyd William C. Boyd

Marjorie Hime Boyd

Marjorie Hime Boyd

Chairman of Trustees of Belmont Heights Baptist Church

TEXAS
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
LUBBOCK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Boyd, et ux, Marjorie Hime Boyd

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

Witness my hand and official seal at Lubbock Texas ~~Tennessee~~, this 14th day of December, 1970

Barbara Pope, Notary Public.

Commission Expires June, 1971

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, Vicki Seymour, a Notary Public in and for said County and State, the within named Frank C. Ingraham

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

Witness my hand and official seal at Nashville this 21st day of December, 1970

[illegible], Notary Public.

Commission Expires October 24, 1973

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

INSTALLMENT DEED

FROM
William C. Boyd

TO
Marjorie Hime Boyd

Belmont Heights Baptist Church

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A 99850

IDENTIF. REFERENCE

DEC 21 2 47 PM '70

FELIX A. ESTES, REGISTER
DAVIDSON COUNTY, TENN.

DEC21'70	CONV	17,500.00			
DEC21'70	MORT'G	12,000.00			
DEC21'70	ST TAX		A*	45.50	
DEC21'70	ST TAX		A*	10.00	
DEC21'70	PR FEE		A*	.50	
DEC21'70	W DEED		A*	6.00	* 62.00

JOHN YORLEY CO. - NASHVILLE