New Owner:
Home Missions, Inc.
1814 Boscobel St
Nash Tenn
Tax Bill:
same

Prepared by:
John R. Parker
715 Third Ave. N.
Nashville, Tenn. 37201

BOOK 4544 PAGE 955

Map 83-14
Parcel 327

INSTALLMENT DEED

For and in Consideration of the sum of ($5,000.00)- - - - - - - - - - - - - - - - - -
FIVE THOUSAND & NO/100- Dollars,
of which ONE THOUSAND EIGHT HUNDRED & NO/100 ($1,800.00)- - - - - - - - Dollars,
has been paid in cash by HOME MISSIONS, INC.
the receipt of which is hereby acknowledged, and for the remainder ($3,200.00)- - - - - - - -
THREE THOUSAND TWO HUNDRED & NO/100- - - - - - - - - - - - - - - - - - Dollars,
the said Home Missions, Inc. has

executed its one promissory note of even date herewith in the principal amount of $3,200.00, payable to James Hodgens, and repayable in monthly installments of Fifty & NO/100 ($50.00) Dollars each, the first installment being due on the 1st day of November , 1971, with one payment of like amount due on the ___ day of each succeeding month thereafter until paid in full.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,000.00. Affiant John R Parker
Subscribed and sworn to before me this 4th day of Oct 1971
Deputy Register [illegible]

all of said notes bearing six 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, we, James Hodgens and wife, Delores Hodgens,

have this day bargained and sold, and do hereby transfer and convey unto the said HOME MISSIONS, INC., its successors and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 138 fronts 50 feet on the south side of Boscobel Street or Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Hodgens by deed from Herbert K. Upchurch and wife, Juanita Hunter Upchurch, of record in Book ____, page ___, said Register's Office.

Said property is to be used as an Interdenominational Mission and is not to be sold or disposed of in any manner for a period of five (5) years after the death of Harold M. England.

Property is improved, and known as 1814 Boscobel Street, Nashville, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Home Missions, Inc., its successors 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 ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Home Missions, Inc., its successors 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 Home Missions, Inc.

does hereby transfer and convey unto John R. Parker, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

_____, the said Home Missions, Inc.

does 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 $5,000.00 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.

It does further agree 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 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 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 Home Missions, 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 does agree, 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 does 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 Home Missions, 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 John R. Parker, 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 James Hodgens and wife, Delores Hodgens and Home Missions, Inc. hereunto set our hands at Nashville, Tennessee, this the 14th day of October 1971

James Hodgens
James Hodgens

Delores Hodgens
Delores Hodgens

HOME MISSIONS, INC.

By: H M E Nyland
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John R. Parker, a Notary Public in and for said County and State, the within named James Hodgens and wife, Delores Hodgens

the bargainors, 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 Nashville, Tennessee Tennessee, this 14 day of October, 1971

Commission Expires 7-31-72

John R. Parker Notary Public.

STATE OF _____
_____ County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____

BOOK 4544 PAGE 958

STATE OF TENNESSEE
Davidson County

Before me, John R. Parker, a Notary Public within and for the State and County aforesaid, personally appeared Harold M. England, with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Home Missions, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold M. England as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the day of October, 1971

My commission expires 7-31-72

John R. Parker
Notary Public

Please Mail to: John R. Parker, 218 Third Ave. N., Nashville, Tenn. 37201

INSTALLMENT DEED

FROM
JAMES HODGENS AND WIFE,

TO
DELORES HODGENS

HOME MISSIONS, INC.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 34262

IDENTIF. REFERENCE

OCT 14 3 06 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JOHN TOLLEY CO., NASHVILLE

OCT 14 71	CONV	*5,200.00			
OCT 14 71	MORT'G	*3,200.00			
OCT 14 71	S'TAX		A*	13.00	
OCT 14 71	S'TAX		A*	1.20	
OCT 14 71	PR'FEE		A*	.50	
OCT 14 71	W'DEED		A*	8.00	* 22.70