INSTALLMENT DEED

For and in Consideration of the sum of THIRTY NINE THOUSAND AND NO/100--------

---------- Dollars,

of which Twenty Thousand and no/100---------- Dollars,

has been paid in cash by Thomas Nelson, Inc.

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

and no/100---------- Dollars,

the said Thomas Nelson, Inc. ha

Executed its one note of even date herewith in the original principal amount of $19,000.00, payable to the order of the Trustees of The Presbytery of Middle Tennessee in five annual installments of $3,800.00 each, the first of which is due and payable on the 21st day of February, 1974, and thereafter a like amount on the same day of each succeeding February, with the last and final installment being due and payable on the 21st day of February, 1978. The unpaid principal bears interest at the rate of 6% per annum, to be computed on the unpaid principal balance from time to time and to become due and payable on each and every payment date, all in accordance with the terms and conditions as set out in said note.

Whereever the word "notes" appears in this instrument, it means the note above described.

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, Alf Adams, Jr., Curry B. Hearn, J. C. Schutt, Will Dale, J. V. Matthews, and Walter Anderson, Trustees of the Presbytery of Middle Tennessee

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas Nelson, Inc. its successor and assigns,

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

Land in Davidson County, Tennessee, being described according to a copy of a boundary survey made by Ernest Medlin, dated January 26, 1973, as follows:

Beginning at a point in the south margin of the proposed Elm Hill Pike, same being the northwesterly corner of the property conveyed to Sixty-Eight Scarteen, by deed of record in Book 4324, page 388, Register's Office for Davidson County, Tennessee; thence southwardly with the line between the land herein conveyed and the aforesaid land conveyed to Sixty-Eight Scarteen Corporation, South 5° 21' East 230.96 feet to an iron pin; thence North 87° 25' West 515.25 feet to an iron pin; thence North 0° 39' West 347.13 feet to an iron pin in the south margin of proposed Elm Hill Pike; thence eastwardly with the curving margin of proposed Elm Hill Pike; along a curve having a radius of 994.93 feet, a distance of 365.39 feet to a point; thence continuing with said south margin of proposed Elm Hill Pike, South 81° 34' East 155.05 feet to the point of beginning, containing 3.12 acres, more or less.

Being property conveyed to J. C. Schutt, Curry B. Hearn and Vance Berry, Trustees of The Presbytery of Nashville Presbyterian Church in the United States, by deeds from R. L. Freeman, Trustee, of record in Book 3975, page 427; Book 3975, page 431, and Book 4085, page 483, each in the Register's Office for Davidson County, Tennessee. The name of the entity for whom the Trustees are acting having been changed to The Presbytery of Middle Tennessee.

This conveyance is made subject to Right of the Davidson County Highway Department to cut the slope on the "new proposed Elm Hill Pike" to extend beyond the right-of-way as set out in Book 3975, page 427; Book 3975

unimproved ( )

page 431, and Book 4085, page 483, Register's Office for Davidson County, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Thomas Nelson, Inc., its successors ~~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 ourselves, our successors ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said Thomas Nelson, Inc. its 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 notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as ~~they~~ it mature, as hereinafter provided, and for the consideration of one dollar, to it in hand paid, _____, the said Thomas Nelson, Inc.

do hereby transfer and convey unto Fred E. Cowden, Jr., Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

it, the said Thomas Nelson, 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 $ insurable value 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 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~~s~~ 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 it, the said Thomas Nelson, 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 ~~they~~ 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 agree~~s~~ 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 Thomas Nelson, Inc., its 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 Fred E. Cowden, Jr., 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 Alf Adams, Jr., Curry B. Hearn, J. C. Schutt, Will Dale, J. V. Matthews, and Walter Anderson, Trustees of The Presbytery of Middle Tennessee and Thomas Nelson, Inc. hereunto set our hands at Nashville, Tennessee, this the 21st day of Feb. 1973

THOMAS NELSON, INC.

BY: Robert J. Niebel
Robert J. Niebel
Secretary-Treasurer

THE PRESBYTERY OF MIDDLE TENNESSEE

Alf Adams, Trustee
Alf Adams, Jr., Trustee

Curry B. Hearn
Curry B. Hearn, Trustee

J. C. Schutt
J. C. Schutt, Trustee

Will Dale
Will Dale, Trustee

J. V. Matthews
J. V. Matthews, Trustee

Walter Anderson
Walter Anderson, Trustee

STATE OF TENNESSEE
Davidson 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 _____ Tennessee, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

IDENTIFICATION
FEB 20 3 27 PM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B9507

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4684 PAGE 682

Before me, Doris Culver, a Notary Public of the State and County aforesaid, personally appeared Robert J. Niebel, with whom I personally acquainted, and who, upon oath, acknowledged him self to be Secretary-Treasurer of the Thomas Nelson, Inc., the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of February, 19 73

Doris Culver
Notary Public

Commission expires May 9, 1973

(over for additional acknowledgements)

DORIS CULVER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $39,000.00. Affiant Alfred Adams

Subscribed and sworn to before me this 28th day of Feb 1973

Deputy Register

INSTALLMENT DEED

FROM TRUSTEES OF THE PRESBYTERY OF MIDDLE TENNESSEE

TO THOMAS NELSON, INC.

FEB28 CONV 39,000.00
FEB28 MORT'G 19,000.00
FEB28 TAX A* 101.40
FEB28 TAX A* 17.00
FEB28 RFEE A* .50
FEB28 REED A* 12.00 * 130.90

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Nelson, Inc. (NAME)	Thomas Nelson, Inc. (NAME)	96-13
405-7th Ave. S. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 154
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Alfred Adams, Sr.
Attorney at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 39,000.00 Robert J Niebel Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1973.

Alfred A. Doris Culver Notary Public

MY COMMISSION EXPIRES: May 9, 1973

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Jeri E. Hinton, a Notary Public in and for said County and State, the within named Alf Adams, Jr, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 21st day of Feb., 1973.

Jeri E. Hinton
NOTARY PUBLIC

My Commission Expires: 7-29-75

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Gladys W. Richter, a Notary Public in and for said County and State, the within named Curry B. Hearn, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenn. this 22nd day of February, 1973.

Gladys W. Richter
NOTARY PUBLIC

My Commission Expires: 2-19-74

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Barbara Frazer, a Notary Public in and for said County and State, the within named J. C. Schutt, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 1973.

Barbara Frazer
NOTARY PUBLIC

My Commission Expires: My Commission Expires Oct. 25, 1976

STATE OF TENNESSEE)
COUNTY OF Maury

Personally appeared before me, Virginia K. Waldrep, a Notary Public in and for said County and State, the within named Will Dale, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee this 22nd day of February, 1973.

Virginia K. Waldrep
NOTARY PUBLIC

My Commission Expires: Jan. 19, 1976

STATE OF TENNESSEE)
COUNTY OF Lincoln

Personally appeared before me, Marie C. McNeese, a Notary Public in and for said County and State, the within named J. V. Matthews, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, this 22nd day of February, 1973.

Marie C. McNeese
NOTARY PUBLIC

My Commission Expires: 8-12-75

STATE OF TENNESSEE)
COUNTY OF Giles

Personally appeared before me, Bobbie Jean Barshears, a Notary Public in and for said County and State, the within named Walter Anderson, one of the bargainors, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pulaski, Tennessee, this 22nd day of February, 1973.

Bobbie Jean Barshears
NOTARY PUBLIC

My Commission Expires: January 14, 1974
