ADDRESS NEW OWNER:
Ephesian Primitive Baptist Church,
1421 - 21st Avenue, North
Nashville, Tennessee 37208

MAP-PARCEL NUMBERS
81-15-81
2W-34525

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

BOOK 4777 PAGE 69

VENDOR'S LIEN DEED

FOR AND IN CONSIDERATION of the sum of Eight Thousand Four Hundred Dollars ($8,400.00), of which $5,000.00 has been paid in cash by the Trustees of Ephesian Primitive Baptist Church, composed of Elmo G. Tears, Dillard Boyd, Rubin Black, H. N. Abernathy, and Scott Blake, the receipt of which is hereby acknowledged, and for the remaining $3,400.00, the said Trustees of Ephesian Primitive Baptist Church have executed their promissory note of even date herewith, payable to the order of Evans-Hailey Company, Incorporated, in sixty (60) monthly installments of $68.14 each, including principal and interest at the rate of 7-1/2 per cent per annum; the first of such monthly payments being due on February 1, 1974, and payments thereafter on the like day of the next succeeding 59 months, until paid in full; said note providing that in the event of default in the payment of any installment at maturity, the entire unpaid balance of said note may be delcared immediately due and payable at the option of the holder thereof, and providing for the payment of attorney's fees and to secure the payment of said note and attorney's fees, a vendor's lien being hereby retained on the real estate herein conveyed to secure the payment thereof.

The undersigned, EVANS-HAILEY COMPANY, INCORPORATED, a Tennessee corporation, has this day bargained and sold and does hereby

transfer and convey unto the said Trustees of Ephesian Primitive Baptist Church, their successors and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and described as follows, to wit:

> Being Lot No. 81 on the Plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, page 132, Register's Office for said County.
>
> Said Lot No. 81 fronts 50 feet on the easterly side of 22nd Avenue, North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.
>
> Being the property conveyed to Evans-Hailey Company, Inc. by deed from William S. Hofstetter, Trustee, of record in Book 3577, page 221, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Trustees of Ephesian Primitive Baptist Church, their successors and assigns, forever.

It covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except as herein set forth.

It further covenants and binds itself, its assigns and representatives, forever to warrant and defend the title to said real estate unto the said Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

The Grantees herein agree to keep all of the buildings on said property insured by some reliable fire insurance company or companies for a sum not less than insurable value until the note herein secured is fully paid, and to have the loss made payable on the policy to the owner and holder of the said purchase money note.

The Grantees herein further agree, until the purchase money note is fully paid, to keep the improvements on said property in good repair and preservation and to pay all taxes and assessments and to pay them when due; in case the said Grantees fail to do any of the foregoing, the holder of the said purchase money note may so do and charge the same and treat the amount so expended as part of the purchase money indebtedness.

Possession of the within described property shall be given to the Grantees herein upon delivery of this conveyance.

WITNESS its hand, this the 28th day of December, 1973.

EVANS-HAILEY COMPANY, INCORPORATED

By x Lucille Lehmon Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Eunice Miller, a Notary Public of the State and County aforesaid, personally appeared Lucille Lehmon with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Evans-Hailey Company, Incorporated, the within named bargainor, a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by Lucille Lehmon as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of December, 1973.

Eunice Miller
Notary Public

My commission expires:

October 29, 1977

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $8,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

× Lucille Likmon, Vice President

Sworn to and subscribed before me,

this 28th day of December, 1973.

Eunice Miller
Notary Public

My commission expires:

October 29, 1977

C36899

FELIX A. WINSTEAD, REGISTER
DAVIDSON COUNTY, TENN.
JAN 2 10 01 AM '74

IDENTIF. REFERENCE

JAN-2 CONV *8,400.00
JAN-2 S'TAX A* 21.84
JAN-2 PR'FEE A* .50
JAN-2 W'DEED A* 8.00 * 30.34