Installment Deed

BOOK 4792 PAGE 497

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter Routh, et ux (NAME:)	Same (NAME:)	117-6
3426 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part-60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand ($50,000.00) *Dollars, of which* -0- *Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder* Fifty Thousand ($50,000.00) *Dollars,* Porter Routh and wife Ruth Routh *have executed*

an installment deed note calling for the payment of $23,000.00 on or before January 1, 1979, with no interest, and the payment of $27,000.00 at the rate of $4,500.00 on March 1, 1974, and $4,500.00 on the first day of March, 1975, 1976, 1977, 1978, and 1979, with no interest.

FEB28 CONV 50,000.00
FEB28 MORT'G 50,000.00
FEB28 S'TAX A* 130.00
FEB28 S'TAX A* 48.00
FEB28 PRTF A* .50
FEB28 W'DEED A* 4.00 * 182.50

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, The Executive Committee of the Southern Baptist Convention *has* ~~has~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Porter Routh and wife Ruth Routh *their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 127 feet of the easterly 134 feet of the northerly part of Lot No. 11 on the plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, at a point 1507 feet west of the center line of 23rd Avenue South, said point being 127 feet west of the southwest corner of the property conveyed to James D. Dorris by deed from Loiette Hampton Hume, et al., of record in Book 1108, page 585, Register's Office for said County; thence with the northerly margin of Hampton Avenue, westwardly 127 feet; thence northwardly 346 feet, more or less, to the southerly line of Lot No. 9; thence with said line, eastwardly 127 feet to a point 127 feet west of the northwest corner of said Dorris property; thence southwardly and parallel with said Dorris' westerly line, 345.7 feet, more or less, to the beginning.

Being the same property conveyed to the Executive Committee of the Southern Baptist Convention by deed from John E. Wells and wife Eva May Wells of record in Book 1383, page 614, Register's Office of Davidson County.

This conveyance is made subject to restrictive covenants contained in an agreement executed by L. R. Campbell, et al., of record in Book 662, page 807, R.O.D.C., to which reference is hereby made.

STATE OF South Carolina, COUNTY OF GREENVILLE
STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 50,000.00
Subscribed and sworn to before me, this the 25th day of February, 19 74 — Affiant
My commission expires: March 31, 1980 (Affix Seal) — Notary Public

This is ~~unimproved~~ improved XXX property, known as 3426 Hampton Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Porter Routh and wife Ruth Routh *Their (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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Porter Routh and wife Ruth Routh, 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 Porter Routh and wife Ruth Routh *hereinafter referred to as trustors, hereby transfer and convey unto* James P. Guenther *, 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 ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ *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.* In spite of any provision to the contrary it is understood that the seller will pay taxes and insurance and up to $1,200.00 for maintenance each year until the death or retirement of Porter Routh, whichever shall first occur.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 Registers 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.

Witness our *hand* this 25th *day of* February, *19*74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Executive Committee of the Southern Baptist Convention

By Stewart B. Simms

Holder of the Office of Chairman

Porter Routh
PORTER ROUTH

Ruth P. Routh
RUTH ROUTH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Porter Routh and wife Ruth Routh

the within named 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 Nashville, *Tennessee, this* 28th *day of* February, *19*74

Marsha D. Griffis
Notary Public

MARSHA D. GRIFFIS NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 8/23/76

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ Greenville

Before me, William D. Owens, *a Notary Public of the State and County aforesaid, personally appeared* ~~Stuart Simms, Jr.~~ Stewart B. Simms, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Chairman *of the* Executive Committee of the Southern Baptist Convention *the within named bargainor, a corporation, and that* he *as such* Chairman *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* Chairman

Witness my hand and seal, at office in Greer, South Carolina *this* 25th *day of* Feb, *19*74

William D. Owens
Notary Public

NOTARY PUBLIC STATE OF SOUTH CAROLINA

Commission expires March 31, 1980

INSTALLMENT DEED

FROM
~~The Executive Committee of~~
The Southern Baptist Conven.

TO
Porter Routh, et ux

Prepared by James P. Guenther, attorney
306 Nashville City Bank Building

C 43846

IDENTIF. REFERENCE

FEB 28 3 59 PM '74

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