INSTALLMENT DEED

For and in Consideration of the sum of $12,000.00

Twelve Thousand and - 00/100 Dollars,

of which Five Hundred and - - - - - - - - - - - - - - - 00/100 ($500.00) Dollars,

has been paid in cash by Jesse Richardson; Gary McMichael; Philip Price; Albert Kirby and Wayne Walters, Trustees, Calvary Assembly of God Church

the receipt of which is hereby acknowledged, and for the remainder of $11,500.00

Eleven Thousand Five Hundred and - - - - - - - - - - - - - - - -00/100 Dollars,

the said Trustees of Calvary Assembly of God Church have executed an Installment Deed Note in the principal sum of $11,500.00 payable to Herbert L. Helms and wife, Audrey S. Helms in 6 annual installments as follows:

June 24, 1975--the sum of Two Thousand Seven Hundred Seventy Nine & 16/100 ($2,779.16)dollars
June 24, 1976-the sum of Two Thousand Six Hundred Thirty Five &41/100 ($2,635.41) Dollars
June 24, 1977-the sum of Two Thousand Four Hundred Ninety One & 66/100 ($2,491.66)Dollars
June 24, 1978-the sum of Two Thousand Three Hundred Forty Seven & 91/100($2,347.91)Dollars
June 24, 1979-the sum of Two Thousand Two Hundred Four & 16/100 ($2,204.16)Dollars
June 24, 1980- the sum of Two Thousand Sixty & 45/100 ($2,060.45) Dollars.

All installments include interest at the rate of Seven and one half (7 1/2) percent per annum

all of said notes bearing ~~six~~ seven and one half 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, Herbert L. Helms and wife, Audrey S. Helms

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse Richardson; Gary McMichael, Philip Price; Albert Kirby; and Wayne Walters, Trustees ~~heirs and assigns;~~ Calvary Assembly of God Church, their successors or assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of a tract of land that was listed as "Reserved for future development" on the map of McGavock Heights, Section 3 of the 3rd Civil District of Davidson County, Tennessee as recorded November 27, 1956 in Book 2330, Page 102, Register's Office for Davidson County, Tennessee and described according to a survey by Braden Dwight Hinson, Registered Engineer dated February 22, 1972 and described as follows to wit:

Beginning at a concrete monument on the southerly right of way of Joya Drive, said monument being the northwest corner of Lot # 4 and said monument being 300 feet from the beginning of the radius into McGavock Pike and 257 feet from the beginning of the radius into Crest Dale Drive; thence from said monument South 11° 42' West 135 feet to a concrete monument, said monument being at the southwest corner of Lot # 4; thence South 7° 18' East 36.6 feet to an iron pin; thence North 78° 18' West 156.2 feet to an iron pin; thence North 0° 21' East 30 feet to an iron pin, said pin being at the southeast corner of a lot conveyed to Murrey; thence along the Murrey and Helms line North 11° 42' East 140 feet to an iron pin in the southerly right of way of Joya Drive, thence along the southerly right of way of Joya Drive South 78° 18' East 150 feet to the point of beginning.

Being a part of the property conveyed to Herbert L. Helms by deed from Mrs. Helen Roberts Gayden of record in Book 1783, page 94, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, know as Parcel No. 9 on Davidson County property map 84-4
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)
Nashville, Tennessee 37214

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Trustees, Calvary Assembly of God Church, their successors or assigns ~~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 Trustees, Calvary Assembly of God Church their successors or assigns ~~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 us in hand paid, we, the said Trustees, Calvary Assembly of God Church

do hereby transfer and convey unto Alex Garland, 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 N/A unimproved property

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 $ 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.

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 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 we, the said Trustees, Calvary Assembly of God Church 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 we 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; 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. we 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. we 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 Trustees, Calvary Assembly of God Church 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 Alex Garland, 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 Herbert L. Helms and wife, Audrey S. Helms and said Trustees, Calvary Assembly of God Church hereunto set our hands at Nashville, Tennessee, this the 27th day of August 1974

Herbert L. Helms

Audrey S. Helms

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. E. Lanier, a Notary Public in and for said County and State, the within named Herbert L. Helms and wife, Audrey S. Helms and Jesse Richardson; Gary McMichael; Philip Price; Albert Kirby and Wayne Walters, Trustees Calvary Assembly of God Church

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 Nashville this 27th day of August, 1974

L. E. Lanier, Notary Public.

Commission Expires 2-17-75

L. E. LANIER NOTARY PUBLIC DAVIDSON CO.

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 }

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Before me, , a Notary Public of the State and

County aforesaid, personally appeared ,

with whom I personally acquainted, and who, upon oath, acknowledged self to be ,

of the ,

the within named bargainor, a corporation, and that he as such ,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name

of the corporation by .

Witness my hand and seal at office in ,

this day of , 19 .

MAY23 CONV 17,000.00
MAY23 MORTG 11,500.00
MAY23 STAX A* 31.20
MAY23 INSTAX A* 9.50
MAY23 PRFEE A* .50
MAY23 W'DEED A* 8.00 * 49.20

, Notary Public.

Commission expires .

(over for additional acknowledgements)

INSTALLMENT DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

C 99565

IDENTIF. REFERENCE

May 23 10 35 AM '75

FELIX P. WILLIS JR. REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees, Calvary Assembly of God Church (NAME)	(NAME)	84-4
3129 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	3129 McGavock Pike (STREET ADDRESS)	Parcel 9
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Paul G. Blankenship, Atty.
3311 Gallatin Road
Nashville, Tennessee 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 12,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1975.
Deputy Register

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 12,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August 1974
Notary Public
MY COMMISSION EXPIRES: 2-17-75
(AFFIX SEAL)