ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Capitol City Baptist Temple (NAME)	Same as new owner (NAME)	91-7-189
1101 5th Ave No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-7-227
Nashville, Tenn 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	91-7-228

INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of One and no/100---------- DOLLARS

of which $ 1.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have executed one promissory note of $65,000.00 of even date herewith, payable to the order of the Trustees of the West Nashville Cumberland Presbyterian Church. Said note is due on or before April 1, 1986 and bears interest at the rate of six percent per annum compounded annually.

SEP-1	CONV	65,000.00			
SEP-1	MORT'G	65,000.00			
SEP-1 S'TAX			B*	169.00	
SEP-1 S'TAX			B*	63.00	
SEP-1 PR'FEE			B*	.50	
SEP-1	W'DEED		B*	6.00	* 238.50

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, Eston P. Miller, Charlie B. Maxwell, Herbert H. Cowell, Robert E. Robeson, W.W. Cantrell Jr. & Carlton B. Tarkington, Trustees of the West Nashville Cumberland Presbyterian Church, hereinafter called the grantors, have this day bargained and sold to the Capitol City Baptist Temple

See Exhibit A, attached hereto and made a part hereof.

D65989

IDENTIF. REFERENCE

SEP 1 1 41 PM '76

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 65,000 [signature], atty
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1st DAY OF September 1976.
[signature]
Deputy Register

This is improved (X) unimproved ( ) property known as 5150 Ky Aves.
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We convenant 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 the said real estate to said grantees, their 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 grantees herein do hereby transfer and convey unto Truman S. Wrenne Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees 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 interest may appear. We 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 we 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 grantees, 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, we 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 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:

BOOK 5064 PAGE 452

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 the grantees herein, their heirs, 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 the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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 grantors and grantees, have hereunto set our hands this the 1st day of Sept. 19 76

Charles B. Maxwell, Jr.
W. W. Cantrell Jr.
Robert E Robeson Tr.
Easton P Miller
Carlton B. Tarkington

Capitol City Baptist Temple
By: James E Loftin
(James E. Loftin, Trustee)
Fred Lowry
(Fred Lowry, Trustee)
Rev. Henry Newman
(Rev. Henry Newman)
James A. Curtis
(James A. Curtis, Trustee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value

e

Subscribed and sworn to be

My commission expires _____ Notary Public
(Affix Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named James E. Liftin, Fred Lowry, Rev. Henry Newman, and James A. Curtis, 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 Nash ville, Tenn. this 1st day of September, 19 76

Commission Expires 11-25-79 Notary Public.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Easton P. Miller, Charlie B. Maxwell, Herbert H. Cowell, Robert E. Robeson, W. W. Cantrell Jr. and Carlton B. Tarkington, Trustees of the West Nashville Cumberland Presbyterian Church, 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, this 1st day of September, 1976.

My commission expires:

1/29/78

Notary Public

This instrument was prepared by:

Briley, Richards & Wrenne, Attys. 344 4th Ave. North Nashville, Tennessee 37219
Name Address

INSTALLMENT DEED

FROM

Trustee of West Nashville Cumberland Presbyterian Church

TO

Capitol City Baptist Temple

Published by

Pioneer National Title Insurance Company
A Ticor Corporation
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1008—REVISED 8-1-75

G-245488 LR

EXHIBIT A

Being two tracts of land in Davidson County, Tennessee, described as follows:
TRACT I: Being Lots 1002, 1004, 1006 and 1008 of Block 171, Plan No. 1 of West Nashville of record in Book 57, pages 74 and 75, said Register's Office and described as follows:
Said Lots front together 110 feet on the southerly margin of Kentucky Avenue and extend back 150 feet on the westerly line and 150 feet on the easterly line with the westerly margin of 51st Avenue North to an alley in the rear on which it measures 110 feet.

Being the same property conveyed to Trustees of the West Nashville Cumberland Presbyterian Church by deeds of record in Book 3097, page 593 and Book 2698, page 569, Register's Office for Davidson County, Tennessee.

TRACT II: Being on portions of Lots 1001, 1003, and 1005 of Block No. 173 in Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County. Beginning at a point, said point being the intersection of the north right-of-way line of Kentucky Avenue and the west right-of-way line of 51st Avenue, North, formerly known as 10th Street; thence, 150 feet 00 inches North along the west right-of-way line of 51st Avenue, North, to a point, said point being on the south right-of-way of a 25 foot wide alley and being the northeast corner of Lot 1001, said point being the true point of beginning. Thence, in a southerly direction along the western right-of-way of 51st Avenue, North, 70 feet 00 inches to a point, said point being on the western right-of-way line of 51st Avenue, north and the eastern property line of Lot 1001; thence, in a westerly direction along a line parallel to the north right-of-way line of Kentucky Avenue and the South right-of-way line of the 25 foot wide alley, a distance of 73 feet 6 inches to a point, said point being located within Lot 1005; thence, in a northerly direction along a line parallel to the west right-of-way line of 51st Avenue, North, a distance of 70 feet 00 inches to a point, said point being on the south right-of-way line of the 25 foot wide alley and on the north property line of Lot 1005; thence, easterly along the southern right-of-way line of the 25 foot alley, 73 feet 6 inches to the point of beginning and containing 5,145 square feet.

Being part of the property conveyed to the Trustees of the West Nashville Cumberland Presbyterian Church by deeds of record in Book 668, page 108, and Book 204, page 226, Register's Office for Davidson County, Tennessee.