Prepared by
Wm. Jourdan
1912 Parkway Towers
37219

Mail To

Installment Deed

BOOK 5076 PAGE 194

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Church of Christ	SAME	
(NAME:) Corner of Granny White Pike and Old Hickory Blvd.	(NAME:)	159
(STREET ADDRESS OR ROUTE NUMBER) Brentwood Tenn	(STREET ADDRESS)	45
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and No/100 ($170,000.00)---------- *Dollars,*

of which One Thousand Two and 58/100 ($1,002.58)---------- ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder the assumption by Grantees of the obligation owing by Grantors to Fidelity Federal Savings and Loan Association in the amount of $26,497.42, and a note for the balance of $142,500.00, with principal and interest as provided therein,

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, Joseph G. Marchetti, Sr. and wife, Frances J. Marchetti ("Grantors")

have this day bargained and sold, and do hereby transfer and convey unto the said Jay Smith, R.L. Pierce, A. V. Oakes, Floyd Greer, D. H. Spencer, Eugene Mangum, and Harris H. Williams, Trustees of the Church of Christ of Old Hickory Boulevard and Granny White Pike, and their successors in office, (herein called "Grantees") and Williamson County, Tennessee,

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

A tract of land in the 7th Civil District of Davidson County, Tennessee, and in the 15th Civil District of Williamson County, Tennessee, described according to a survey of William Collier Parrish Associates, Civil Engineers, dated June 29, 1965, revised July 6, 1965, as follows:

BEGINNING at a point in the center of the intersection of Old Hickory Boulevard and Granny White Turnpike; thence along the center line of Granny White Turnpike south 00° 34' West 170.10 feet, south 2° 45' West 458.90 feet; thence leaving said center line north 85° 59' west 744.63 feet to a point; thence north 27° 18' west 97.66 feet to a point; thence north 35° 54' east 570.06 feet to a point; thence north 29° 38' east 175 feet to the center of Old Hickory Boulevard; thence along said center line south 73° 21' east 210 feet, south 71° 14' east 200 feet to the beginning.

Being the same property conveyed to Joseph G. Marchetti, Jr. and wife, Frances J. Marchetti, by deed from James M. Morel, Jr. and wife, Margaret Morel, of record in Book 3911, page 507, Register's Office for Davidson County, Tennessee, and of record in Book 137, page 164, Register's Office for Williamson County, Tennessee.

MARY E. KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of October, 1978

Notary Public

My commission expires Dec. 5 1978 (Affix Seal)

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T

IDENTIF. REFERENCE

OCT 7 1 24 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

OCT-7-76	CONV	90,000.00			
OCT-7-76	CONV	80,000.00			
OCT-7-76	MORT'G	90,000.00			
OCT-7-76	MORT'G	52,500.00			
OCT-7-76	S'TAX		B* 442.00		
OCT-7-76	S'TAX		B* 140.50		
OCT-7-76	PR'FEE		B* .50		
OCT-7-76	W'DEED		B* 8.00	*	591.00

unimproved ( )
This is improved (X) property, known as ..... (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 Grantees, their successors in office, ~~heirs, executors, administrators and assigns~~ *forever.* Grantors *covenant that* they 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.*, except for possible easement as mentioned in Deed of Record in Book 1371, Page 529 and possible rights of ingress and egress to a small cemetery lot as mentioned in Deed of Record in Book 2295, Page 523, both in Register's Office for Davidson County, Tennessee.

Grantors *further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their successors in office, ~~heirs, executors, administrators 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 Grantees, *hereinafter referred to as trustors, hereby transfer and convey unto* William N. Dearborn, *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 sum of $....., or at least the 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.

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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 1st *day of* October, 19 76

Joseph G. Marchetti, Sr.

Joseph G. Marchetti, Sr.

Frances J. Marchetti

Frances J. Marchetti

"GRANTORS"

TRUSTEES OF THE CHURCH OF CHRIST OF OLD HICKORY BOULEVARD AND GRANNY WHITE PIKE

By: Jay Smith, Trustee

By: Floyd Greer, Trustee

By: Eugene Mangum, Trustee

By: R L Pierce Trustee

By: Harris H. Williams, Trustee

By: A V Oakes Trustee

By: D H Spencer, Trustee

By: E L Lemmonds, Trustee

"GRANTEES"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Kilpatrick, *a Notary Public in and for said County and State,* Jay Smith, R. L. Pierce, A. V. Oakes, Floyd Greer, D. H. Spencer, Eugene Mangum and Harris H. Williams and E L Lemmonds *the within named 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* October, *19* 76.

Mary E. Kilpatrick *Notary Public*

Commission expires Dec. 3, 1978

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Joseph G. Marchetti, Sr. and Frances J. Marchetti

the within named 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* 15th *day of* October, *19*71.

Sue B. Harding *Notary Public*

Commission expires 5/13/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am 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* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

INSTALLMENT DEED

FROM

JOSEPH G. MARCHETTI, SR. and wife, FRANCES J. MARCHETTI

TO

JAY SMITH, R. L. PIERCE, A.V. OAKES, FLOYD GREER, D. H. SPENCER, EUGENE MANGUM, AND HARRIS H. WILLIAMS, TRUSTEES OF THE CHURCH OF CHRIST OF OLD HICKORY BOULEVARD AND GRANNY WHITE PIKE

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE