Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Church of Christ	Guaranty Mtg. Co	Map 133-K
(NAME:) 319 Foxglove Drive	(NAME) First American Center	Par. 19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville Tenn. 37237	500.9098
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand and No/100 ($34,000.00) Dollars, of which Five Thousand and No/100 ($5,000.00) Dollars has been paid in cash, receipt of which is hereby acknowledged, and a first mortgage assumed, having a balance of Eight Thousand One Hundred Fifty-Two and 07/100 ($8,152.07) Dollars owing to Guaranty Mortgage Company, which indebtedness is of record in Book 2990, page 571, Register's Office Davidson County, Tennessee, and for the remainder Twenty Thousand Eight Hundred Forty-Seven and 93/100 ($20,847.93) Dollars, Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell and Jackie Turnbow, Trustees of Church of Christ 319 Foxglove Drive, have executed an installment deed note in the principal amount of $20,847.93 payable to the order of Joseph H. Mangum and Frank R. Neal at the rate of $288.00 per month for 36 months and the entire balance, both principal and interest, due the 37th month. First installment due and payable May 1, 1977, and a payment is due on same day of each succeeding month thereafter until entire amount, both principal and interest, has been paid in full. Said note bears interest at the rate of 9% per annum and monthly installments include interest.

It is agreed if any default shall occur in first mortgage due Guaranty Mortgage Company, the holder of the debt herein secured may either declare said debt due and payable or he may advance such payments as may be in default on said mortgage and charge or treat the same so advanced as a part of the debt herein secured.

Grantees agree to assume all of the incumbrances as stated in the deed of trust. Escrow to be transferred.

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,

we, Joseph H. Mangum and Frank R. Neal,

have this day bargained and sold, and do hereby transfer and convey unto the said Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell and Jackie Turnbow, Trustees of Church of Christ 319 Foxglove Drive, their successors in trust and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Hillview Acres Subdivision, of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 191.8 feet on the southeast margin of Foxglove Drive and runs back 237.0 feet on the northeast line and 281.6 feet on the southwest line to a broken line, measuring 166.4 feet thereon.

Being the same property conveyed to Joseph H. Mangum and Frank R. Neal by deed from Archie Ray Mangrum and wife, Opal W. Mangrum, of record in Book 5103, page 484, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Phillips Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 30th day of MARCH 19 77

Affiant

My commission expires:

(Affix Seal)

Notary Public

Dep Reg.

unimproved ( )
This is improved ( ) 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 Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell and Jackie Turnbow, Trustees of Church of Christ 319 Foxglove Drive, 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.*, except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell and Jackie Turnbow, Trustees of Church of Christ 319 Foxglove Drive, their successors (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 Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell and Jackie Turnbow, Trustees of Church of Christ 319 Foxglove Drive *hereinafter referred to as trustors, hereby transfer and convey unto* Phillip Saindon, *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.

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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 30 *day of* March, *19* 77.

Joseph H. Mangum

Frank R. Neal

CHURCH OF CHRIST 319 FOXGLOVE DRIVE

Lewis E Donnell Trustee

M. R. Kimbro sr. Trustee

Jackie Turnbow Trustee

Willis Barnwell Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phil P Condon, *a Notary Public in and for said County and State,* Joseph H. Mangum and Frank R. Neal,

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* 30 *day of* March, *19* 77

Phil P Condon
Notary Public

Commission expires Jan. 29, 1980

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Phillip Sandon, *a Notary Public in and for said County and State,* Lewis E. Donnell, M. R. Kimbro, Jr., Willis Barnwell & and Jackie Turnbow, who acknowledged themselves to be Trustees of Church of Christ 319 Foxglove Drive, being authorized so to do as such Trustees *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they as such, *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 30 *day of* March, 1977

Commission expires Jan 29, 1980 Phillip Sandon *Notary Public*

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 .....

MAR30'77 CONV 34,000.00
MAR30'77 MORT'G 20,847.93
MAR30'77 S'TAX B* 88.40
MAR30'77 S'TAX B* 18.80
MAR30'77 PR'FEE B* .50
MAR30'77 W'DEED B* 8.00 * 115.70

INSTALLMENT DEED

FROM

JOSEPH H. MANGUM, ET AL

TO

LEWIS E. DONNELL, ET AL,
TRUSTEES, CHURCH OF CHRIST
319 FOXGLOVE DRIVE

D 96202

INDEXING REFERENCE

MAR 31 2 07 PM '77

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON