Prepared by: William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tn. 37219

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Trustees of St. Timothy Missionary Baptist Church 2830 Clifton Avenue Nashville, Tennessee 37209	Same	92-6-340 Fld. /11W-8375 Bk.

INSTALLMENT DEED

BOOK 6047 PAGE 385

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 ($4,500.00) DOLLARS, of which THREE HUNDRED AND NO/100 ($300.00) DOLLARS, has been paid in cash, the receipt of which is hereby acknowledged and for the remainder of FOUR THOUSAND TWO HUNDRED AND NO/100 ($4,200.00) DOLLARS, ALEXANDER ALLEN, JAMES DOBBINS, ROGER CLAYBROOKS, THADDEUS FLOURNOY, DENNIS CASH, GEORGE CATO, ROBERT HUMPHREY and LEE DAVIS, TRUSTEES of ST. TIMOTHY MISSIONARY BAPTIST CHURCH, (hereinafter referred to as "Grantees") have executed their promissory note of even date herewith for the principal sum of $4,200.00 payable to the order of the WEST NASHVILLE DISTRICT MISSIONARY BAPTIST ASSOCIATION in consecutive monthly installments of $50.00 each, without interest, for a period of SEVEN (7) years from date beginning on the 18 day of April, 1983, and thereafter in succeeding monthly installments each for a like amount payable on the 18 day of each following month until said principal sum is paid in full, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal and attorney fees, a lien is expressly retained on the land herein conveyed, We, JOHN MOSS, ALBERT DAVIS, RODERICK CLAYBROOKS, MARY R. PAYTON and JAMES DOBBINS, TRUSTEES of WEST NASHVILLE DISTRICT MISSIONARY BAPTIST ASSOCIATION, (hereinafter referred to as "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said Grantees, their successors and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lots Nos. 60 and 61 on the Plan of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for said County.

Said Lots Nos. 60 and 61 fronts together 65 feet on the northerly side of Clifton Pike and run back between parallel lines with the westerly margin of a 12-foot alley, 157 feet to an alley in the rear.

Being the same property conveyed to Ervin Mayfield, L. B. Johnson, J. J. Smith, J. B. Jones, E. Hardison, Leon Hall, J. E. Shannon, S. L. Lewis, and Felton Price, Trustees for West Nashville District Missionary Baptist Association, by deed from First American National Bank of Nashville and Harry G. Nichol, Co-Executors and Trustees under the Will of William Blakemore Marr, Deceased, of record in Book 2083, Page 343, Register's Office for Davidson County, Tennessee.

This is improved property known as 2830 Clifton Avenue, Nashville, Tennessee 37209.

05/02 29.40- CHECK

4000

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors 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 ourselves, our successors and representatives to warrant and forever defend the title to the said real estate to said Grantees, their successors 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, the receipt of which is hereby acknowledged, the said Grantees hereinafter referred to as Trustors, hereby transfer and convey unto WILLIAM T. BOZEMAN, 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 $4,200.00, 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 interest at the maximum legal rate 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 "Trustor" when used herein shall apply to parties, both singular and plural.

WITNESS our hands this the 18 day of April, 1983.

TRUSTEES OF WEST NASHVILLE DISTRICT MISSIONARY BAPTIST ASSOCIATION:

John Moss, Trustee

Albert Davis, Trustee

Roderick Claybrooks, Trustee

Mary R. Payton, Trustee

James Dobbins, Trustee

TRUSTEES OF ST. TIMOTHY MISSIONARY BAPTIST CHURCH

Alexander Allen, Trustee

James Dobbins, Trustee

Roger Claybrooks, Trustee

Thaddeus Flournoy, Trustee

Dennis Cash, Trustee

George Cato, Trustee

Robert Humphrey, Trustee

Lee Davis, Trustee

State of Tennessee

BOOK 3047 PAGE 389

County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Moss, Albert Davis, Roderick Claybrooks, Mary R. Payton, and James Dobbins, as Trustees of West Nashville District Missionary Baptist Association; and Alexander Allen, James Dobbins, Roger Claybrooks, Thaddeus Flournoy, Dennis Cash, George Cato, Robert Humphrey and Lee Davis, as Trustees of St. Timothy Missionary Baptist 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 Nashville, Tennessee, this 18 day of Apr., 1983.

Charles W Hamilton
Notary Public

My Commission Expires:
My Commission Expires July 21, 1985

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,500.00.

Lee Davis
Affiant

Subscribed and sworn to
before me on this the
18 day of Apr.,
1983.

Charles W Hamilton
Notary Public

My Com. Expires: My Commission Expires July 21, 1985

(5)

RUSH

H 4 4 9 4 8

IDENTIF. REFERENCE

MAY 2 8 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6047 PAGE 390

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4500.00- CO	
			4200.00- MO	
			11.70 CO TX	
			2.20 MO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 29.40-	

4000805/02/83 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 44948

IDENTIF. REFERENCE

MAY 2 8 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945612