INSTALLMENT DEED

BOOK 5123 PAGE 184

For and in Consideration of the sum of eighteen thousand, sixty-five and 06/100 ($18,065.06) Dollars,

of which five hundred ($500.00) Dollars,

has been paid in cash by Russell Tabernacle United Primitive Baptist Church

the receipt of which is hereby acknowledged, and for the remainder

seventeen thousand, five hundred sixty-five and 06/100 ($17,565.06) Dollars,

the said Russell Tabernacle United Primitive Baptist Church has executed a promissory note of even date providing for 54 monthly payments of $74.94 each commencing on the first day of October, 1983; which payments include both principal and interest at the rate of 10% per annum. Grantee has also assumed a first mortgage on the conveyed property in the balance of fourteen thousand, nine hundred sixty-five and 06/100 ($14,965.06) and the note executed in conjunction therewith payable to Joseph Haun.

all of said notes bearing ten 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, Gerry R. Holt and wife, Sherlene Holt

have this day bargained and sold, and do hereby transfer and convey unto the said Russell Tabernacle United Primitive Baptist Church its heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 8 and the northerly 7 feet of Lot No. 7 on the Plan of Stainback's Subdivision of the Lucy H. Lindsey Tract, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and part of Lot No. 7 front together 48 feet on the easterly side of Meridian Street, and run back between parallel lines, with the sourtherly line margin of Childers Avenue, 145 feet to an alley.

Being the same property conveyed to Gerry R. Holt and wife, L. Sherlene Holt, by deed from Joseph Haun, of record in Book 5492, page 244, Register's Office for said county.

This conveyance is being made, and is subject to, a mortgage of record in Book 5492, page 247, said Register's Office, to secure Joseph Haun.

This conveyance is also subject to a vendor's lien retained by Francis Farris in a deed from Farncis J. Farris to Joseph Haun of record in Book 5262, page 553, R. O. D. C., to secure a note dated March 15, 1978, in the principal amount of $7,000.00.

08/26 60.15 CHECK

This is unimproved ( ) improved (X) property known as 1025 Meridian Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

2503

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Russell Tabnacle United Primitive Baptist Church its heirs and assigns forever they covenant that they're lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

they further covenant and bind their heirs and representatives, to warrant and forever defend the title to said Russell Tabernacle United Primitive Baptist Church its 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 them in hand paid, it, the said Russell Tabernacle United Primitive Baptist Church

do hereby transfer and convey unto Charles L. Hendrix, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

it, the said Russell Tabnercle United Primitive Baptist Church.

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 interst may appear.

It 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 it, the said Russell Tabernacle United Primitive Baptist 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 it 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; it 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. it 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. It 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 Russell Tabernacle United Primitive Baptist 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 Charles L. Hendrix, 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 Gerry R. Holt, Sherlene Holt and Russell Tabernacle United Primitive Baptist Church hereunto set our hands at Nashville, Tennessee, this the 24th day of August 1983

Gerry R. Holt

Gerry R. Holt

Sherlene Holt

Sherlene Holt

Russell Tabernacle U.P.B.C.

BY: Richard Russell-Chairman of the Board

Rev Richard Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles L. Hendrix, a Notary Public in and for said County and State, the within named Gerry R. Holt, Sherlene Holt and Richard Russell, Chairman of the Board of Russell Tabernacle United Primitive 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 at Nashville, Tennessee this 24th day of August, 1983

Charles L. Hendrix
Notary Public

Commission Expires April 21, 1985

CHARLES L. HENDRIX NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 }

BOOK 6123 PAGE 187

Before me, Charles L. Hendrix, a Notary Public of the State and County aforesaid, personally appeared Richard Russell, with whom I personally acquainted, and who, upon oath, acknowledged himself to be Chairman of the Board of the Russell Tabernacle United Primitive Baptist Church, the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Chairman of the Board.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of August, 1983.

Charles L. Hendrix Notary Public.

Commission expires 4/21/85.

(over for additional acknowledgements)

CHARLES L. HENDRIX NOTARY PUBLIC DAVIDSON COUNTY

H 6.9 5 1 4

IDENTIF. REFERENCE

AUG 26 8 29 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RUSH

INSTALLMENT DEED

FROM GERRY R. HOLT and wife, SHERLENE HOLT

TO RUSSELL TABERNACLE UNITED PRIMITIVE BAPTIST CHURCH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Tabernacle United Primitive Baptist Church (NAME)	New Owner (NAME)	20W-19665
4916 Algonquin Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-3-267
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Charles L. Hendrix
Attorney at Law
P. O. Box 40861
Nashville, Tennessee 37204

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 18,065.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

CHARLES L. HENDRIX NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6123 PAGE 188

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

[illegible]		
[illegible]		
47.06	CO TX	
.60	MO TX	
.50	PRFEE	
12.00	RCDFEE	
	CHECK	60.16-
2603A08/26/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.9 5 1 4

IDENTIF. REFERENCE

AUG 26 8 29 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 974038