OFFICIAL RECEIPT

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD-4

FROM

Ophia Mae Jones, a widow

TO

Trustees - Madison Church of God of Prophecy

For draftsman's use

L. KENNETH JOHNSON - ATTORNEY
213 North Main Street
Goodlettsville, TN. 37072
859-6252

BOOK 6143 PAGE 986

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trustees - Madison Church of (NAME)	God of Prophecy EXEMPT (NAME)	Map 41
P.O. Box 701 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 18 Ja
Madison, TN. 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 75809 IDENTIF. REFERENCE SEP 26 2 13 PM 83 FELIX P. DALE, JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 63,000.00 K. E. Britton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 1983.

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of SIXTY-THREE THOUSAND AND NO/100---------- [$63,000.00] ---------- DOLLARS

of which $ 30,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees, herein, have executed their joint promissory note of even date, herewith, payable to the order of Ophia Mae Jones, a widow, in the amount of $33,000.00, payable interest only at the rate of 12-1/2% until six [6] months after date or sale of property on Hardaway Drive, which ever happens first.

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,

Ophia Mae Jones, a widow,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Jessie R. Moore, Billy J. Trawick, Bill Lawhon, local Trustees for the Church of God of Prophecy at Nashville, Tennessee, for the use and benefit of the Church of God of Prophecy with headquarters at Bible Place, Cleveland, Tennessee, and their successors and assigns, the following described real estate, to-wit:

SITUATED in 10th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of Old Hickory Boulevard; thence S. 86° 45' E. 240 feet to a hackberry, the southwest corner of a 40 acre tract of land, conveyed to John Brown by deed from Louise Summers, as of record in Book No. 1077, Page 462, said Register's Office; thence N. 2° 10' W., with the Western boundary line of said John Brown's 40 acre tract of land, 983 feet to a stake; thence S. 85° 30' W. 347.5 feet to a stake; thence S. 1° 15' W. 767.2 feet to the center of said Old Hickory Boulevard; thence with the center of said Boulevard, S. 44° 15' E. 181.5 feet, and S. 42° 30' E. 59 feet to the beginning, containing 8 acres, more or less, by surveys by Blanchard & Parrish, Surveyors, made October 28, 1937, and February 20, 1939.

BEING the ~~same property~~ rest and remainder conveyed Cleveland B. Jones et ux Ophia Mae Jones, by deed from Jessie B. Jackson, of record in Book 1079, Page 352, Register's Office Davidson County, Tennessee. The said Cleveland B. Jones having since died.

INCLUDED in the above description, but expressly EXCLUDED are two [2] tracts of land:

[1]: 3.72 acres conveyed to William D. Castleman, Trustee, as of record in Book 4656, Page 15, Register's Office Davidson County, Tennessee; and

[2]: 3.10 acres conveyed to Trustees of Church of God of Prophecy of Nashville of record in Book 5495, Page 318, Register's Office Davidson County, Tennessee.

This is improved XX unimproved ( ) property, known as 1264 Old Hickory Boulevard, Madison, TN. 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

OFFICIAL RECEIPT

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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 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 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 L. Kenneth Johnson 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 $ ACTUAL 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 proceede 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 advise 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 23rd day of September 19 83.

Ophia Mae Jones
OPHIA MAE JONES, a widow

MADISON CHURCH OF GOD OF PROPHECY - TRUSTEES

BY: Jesse R. Moore
Jessie R. Moore, Trustee

Bill C. Lawhon
BILL LAWHON, Trustee

Billy J. Trawick
BILLY J. TRAWICK, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie R. Moore, Billy J. Trawick, and Bill Lawhon, Trustees - Madison Church of God of Prophecy

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 Goodlettsville Tennessee, this 23rd day of September, 19 83.

Notary Public

Commission expires 7-27-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ophia Mae Jones, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of September, 19 83.

Notary Public.

Commission expires 7-27-86

CHECK 09-23-83 30-

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			63000.00- CO	
			33000.00- MO	
			163.80 CO TX	
			31.00 MO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	201.30-
			BANK	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.5 808

IDENT. REFERENCE

Sep 26 2 13 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 981309