Installment Deed

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ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
GRACE BAPTIST CHURCH	OWNER	32
1510 Old Hickory Blvd		53
Nashville TN 37207		

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and No/100 ($150,000.00)---------- Dollars, of which Twenty-five Thousand and No/100 ($25,000.00)---------- Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of One Hundred Twenty-five Thousand and no/100---------- Dollars,

THE TRUSTEES OF GRACE BAPTIST CHURCH have executed one promissory note of said church payable as specified in said note

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,

IDA B. JOSLIN

have this day bargained and sold, and do hereby transfer and convey unto the said

TRUSTEES OF GRACE BAPTIST CHURCH, their XXXXXXX (successors), heirs and assigns,

certain real estate in DAVIDSON County, Tennessee as follows:

Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 4 on the Plan of a partition of Bettie Shaw's dowers as set apart to her by decree entered in Minute Book "Q", page 246, County Court for said County. Said plan being of record in Book 161, page 93, Register's Office for Davidson County, described as follows:

Beginning on the westerly line of said Lot No. 4 at its intersection with the northerly margin of Old Hickory Boulevard; thence with the said line North 2° East 1025.4 feet, more or less, to the corner of Lots No. 1 & 4; thence with the line between said two lots South 88° East 413.2 feet, more or less, to the northwest corner of the property conveyed to Virgil E. Bradford and wife, Elizabeth Bradford, by deed from James K. Bradford and wife, of record in Book 967, page 754, said Register's Office; thence with their westerly line South 3° West 981.4 feet, more or less, to the northerly margin of Old Hickory Boulevard; thence with the said boulevard westerly 417 feet more or less to the beginning, containing 10 acres, more or less.

Being the same property conveyed to A. F. Joslin and wife, Ida B. Joslin, by deed from Bernard H. King, et ux, of record in Book 1345, page 596, said Register's Office. The said A. F. Joslin having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 3rd day of August, 1984

Affiant

My commission expires October 19, 1986 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1500 Old Hickory Boulevard,

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, 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.

We further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of 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 Trustees of Grace Baptist Church

hereinafter referred to as trustors, hereby transfer and convey into DOUGLAS R. BERRY, 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 $ a.c.v., 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.

08/06/1984 50- CHECK 3709

See reverse for subordination agreement.

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,a nd 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 successsor 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:

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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.

The statutory right of redemption is hereby expressly waived.

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 and 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 Registers 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.

Witness our hand S this 3rd day of August 19 84 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Horace M Suggs
HORACE M. SUGGS, Trustee

Ida B. Joslin
IDA B JOSLIN

Robert Beck
ROBERT BECK, Trustee

STATE OF TENNESSEE CHAIRMAN OF TRUSTEES
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ida B. Joslin, the within named 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 3rd day of August, 19 84.

Douglas R Berry
Notary Public

Commission expires October 19, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Horace M. Suggs and Robert Beck with whom I am personally acquainted, and who, upon oath, acknowledged them self to be trustees of the Grace Baptist Church the within named bargainor, and that t. he as such trustees being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as trustees.

Witness my hand and seal, at office at Goodlettsville Tennessee, this 3rd day of August, 19 84

Douglas R Berry
Notary Public

Commission expires October 19, 1986

But the grantor retains an estate for a period of five years in a portion of the said property fronting 360 feet on Old Hickory Boulevard and running back between parallel lines 300 feet to a line in the rear, measuring 360 feet, and surrounding the existing house and mobile home.

But it is agreed that the lien retained herein is expressly and automatically subordinated to any construction loan or permanent mortgage grantee shall desire to place on the property to secure improvements.

THIS INSTRUMENT PREPARED BY DOUGLAS R. BERRY, ATTY.

RECEIVED AUG 6 10 02 AM '84
REGISTER'S OFFICE DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

14 10 87

MAIL ENV

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
			150000.00- CAMT.	
			125000.00 MSTAX	
	VD		125000.00- MSTAX	
			125000.00- MAMT.	
			390.00 CSTAX	
			123.00 MSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 519.50	
			9709A08/00764 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-41-087

IDENTIF. REFERENCE

AUG 6 10 02 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0058573