Prepared by
Franklin E. Braithwaite
310 4th Avenue North

THIS FORM FURNISHED BY
ATTORNEYS TITLE COMPANY
NASHVILLE, TENN.

BOOK 6811 PAGE 164

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT OF SALE made this 23rd day of February, 19 86

by and between Mt. Nebo Baptist Church, hereinafter called the Seller,

and William and wife, Gloria Wigfall hereinafter called the Buyer;

WITNESSETH: That the seller in consideration of the sum of Twenty five

DOLLARS as earnest money and in part payment of the purchase price has this day sold and does hereby agree to convey by a good and valid warranty deed to said buyer, or to such person as he may in writing direct, the following described real estate in Davidson County, Tennessee, to-wit:

Being Lot No. 34 on the Plan of Ashcraft's Subdivision of Lot 11 of the Boyd McNairy Plan, as of record in Book 57, page 49, Register's Office for said County.

Said Lot 34 fronts 60 feet on the northerly side of Batavia Street, formerly Prospect Street, and runs back between lines 104 feet on the easterly line & 107.17 feet on the westerly line, along the easterly margin of Foster Street, to an alley to the rear, measuring 86 feet thereon.

CONSIDERATION: Buyer agrees to purchase said real estate and to pay therefor the sum of Three thousand, five hundred DOLLARS, upon the following terms: $ 25.00 cash, balance $100.00, payable monthly, until balance is paid in full.

Payment Due 30th OF EACH MONTH, Beginning MARCH 30, 1986

~~Deferred payments to be evidenced by notes secured by a vendor's lien retained in said deed and to bear interest at the rate of 6% per annum.~~ Buyer agrees to join in said deed and convey said land to _____, Trustee, with power of sale on default for the purpose of more effectually securing the payment of said notes.

Title. As of the date of the deed, Seller agrees to give Buyer a title policy in the usual form, issued by Attorneys Title Company, subject only to the usual printed exceptions and those agreed upon herein.

TAXES: For the current year _____ Back Taxes N/A

Conveyance to be subject to building and zoning restrictions _____

Existing leases _____

Possession to be given _____

Fire and tornado insurance _____

COMMISSIONS: Agent shall receive a commission of $ _____ to be paid by 100.00 Monthly (30th EACH MON.)

Should the buyer default in the performance of this contract on his part at the time and in the manner specified then at seller's option the earnest money shall be forfeited as liquidated damages. But such forfeiture shall not prevent suit for the specific performance of this contract.

The words "seller" and "buyer" when used in this contract shall be construed as plural whenever the number of parties to this contract so requires.

Time is the essence of this contract and all of the conditions thereof.

IN WITNESS WHEREOF the said parties have hereunto subscribed their names on this day and year first above written.

Property to be deeded to:

William and wife Gloria Wigfall

William T. Wigfall Jr.
Gloria M. Wigfall

BILLIE M. SMOTHERMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 6th day of March, 1986.

Billie M. Smotherman
NOTARY PUBLIC

My Commission expires:
Mar. 13 1988

Last Bill
2012-A-24th Ave N.
Creek Inn

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,500.00
D. T. Lane Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 1986
C. Williams
Deputy Register

ASSD

8 5 4 5 1

IDENTIFICATION REFERENCE

MAR 24 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3907 03/24 15.30- CASH

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

RECEIVED OF _____ BOOK 5811 PAGE 166

FOR _____

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

3500.00- CAMT
9.10 CSTAX
.50 PRFE
6.00 MISC.
CASH 15.60-
5907A03/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8545 I.

IDENTIFICATION REFERENCE

MAR 24 11 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230158