File Box 43

INSTALLMENT DEED

FROM:

Edward D. Meadows and wife
Mildred Elizabeth York Meadows

BOOK 7151 PAGE 657

TO:

Nashville Union Mission

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Union Mission 129 7th Avenue South Nashville, TN 37203	Nashville Union Mission 129 7th Avenue South Nashville, TN 37203	Lot 235: 81-8 #370 Lot 237: 81-8 #369 Lot 239: 81-8 #368

FOR AND IN CONSIDERATION OF the sum of Ninety Thousand and 00/100 ($90,000.00) Dollars, of which Ten Thousand and 00/100 ($10,000.00) Dollars has been paid in cash by Nashville Union Mission, the grantee, receipt of which is hereby acknowledged, and for the remainder of which the grantee has executed and delivered to us its promissory note to our orders for payment of the balance of $80,000.00 at .9 per cent per annum in 20 equal semi-annual installments of $6,150.08, each beginning August 26, 1987, which note contains certain prohibitions against prepayment, prepayment penalties, and provision for application of payment on said note of proceeds of sale of any of the hereinafter described properties, and which note provides for payment of attorney's fees, and to secure payment of said note, principal, interest and attorney's fees a lien is expressly retained on the land herein conveyed, we EDWARD D. MEADOWS and wife MILDRED ELIZABETH YORK MEADOWS, the grantors, have this day bargained and sold and do hereby transfer and convey to the grantee, its successors, and assigns three certain tracts or parcels of land in Davidson County, Tennessee more particularly described as follows:

Being Lot #235 in the North Nashville Real Estate Company's addition to Nashville, a plan of which is of record in Plan Book # 21, Page 105, Register's Office of Davidson County, Tennessee: Said lot #235 fronts 50 feet on the easterly side of Eight Avenue North (formerly Spruce Street) and runs back between parallel lines 160 feet more or less to an alley,

Being the same property conveyed to E. D. Meadows and wife, Mildred E. Meadows, by deed from Mary Griffin Hoover of record in Book 4272, Page 414, Register's Office for Davidson County, Tennessee, E. D. Meadows being the same person as Edward D. Meadows, and Mildred E. Meadows being the same person as Mildred Elizabeth York Meadows.

This is improved property known as 1718 Eighth Avenue North, Nashville, Tennessee .

Being Lot No. 237 on the Map of North Nashville Real Estate Company's Plan of lots, of record in Book 21, Page 105, Register's Office for said County.

Said Lot No. 237 fronts 50 feet on the easterly side of 8th Avenue North, and runs back between parallel lines 160 feet to an alley,

Being the same property conveyed to Edward D. Meadows and wife, Mildred Elizabeth York Meadows by deed from Janice I. Hudson Harrington and husband, Harold Charles Harrington of record in Book 2037, Page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as 1720 8th Avenue North, Nashville, Tennessee .

Lot No. 239 and part of Lot No. 241 on the Map of North Nashville Real Estate Co.'s Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of 8th Avenue North, formerly Spruce Street, at the corner of Lots Nos. 239 and 237; thence with the line between said lots easterly 160 feet to an alley; thence with the margin of said alley, northerly 50 feet to the corner of Lots Nos. 239 and 241; thence with the line between said lots, westerly 89.5 feet to a point in said line; thence at right angles northerly 3.4 feet; thence westerly 56 feet to a point; thence southerly 2.2 feet to a point in the line between Lots Nos. 239 and 241; thence with the line between said lots, westerly 14.5 feet to the easterly margin of 8th Avenue North; thence with the margin of the same, southerly 50 feet to the point of beginning,

Being the same property conveyed to Edward D. Meadows, Sr. by deed from Pleasant H. Meadows, Sr., and Ima Ruth Meadows of record in Book 4455, Page 319, Register's Office for Davidson County, Tennessee, Edward D. Meadows, Sr., being the same person as Edward D. Meadows.

This improved property known as 1722 8th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate with appurtenances, estate, title and interest thereto belonging to the grantee, its successors and assigns forever. We convenant 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 ourseleves, our heirs and representatives to warrant and forever defend the title to the said real estate to said grantee, its 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 note, and rendering unnecessary court proceedings for the enforcement of said lien in the event of non-payment of said not, and for the consideration of $1.00 to it in hand paid the grantee does hereby transfer and convey to E. D. Meadows, Jr. , trustee, his successors and assigns the real estate herein before described, with the appurtenances, estate, title and interest thereto belonging for the purposes aforesaid only. The grantee hereby agrees to keep all buildings now on or to be hereafter erected on said property, insured in some reliable insurance company or companies for at least the sum of $ Insurable Amt. , until the note 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 and holder of said note, as his interest may appear. We further agree to keep the improvement 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 note may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtness secured therein, the same to bear interest from the date of such payment. Now, if grantee shall pay the note aforesaid when due according to its 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 affect. But, if it shall fail to pay said note, or any installment , when due, or if failing to keep up taxes, keep up repairs or keep said premises insured as herein provided; or shall fail to remimburse the trustee or lawful owner and holder of said note for all sums with interest so expended by said trustee, or lawful owner and holder of said note within thirty (30) days from date of such payment, this trust conveyance shall remain in full force and effect at the option of the lawful owner and holder of said note which shall become due and payable at once, without notice, and the said trustee or successor in trust, is hereby authorized and empowered upon giving Twenty (20) 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, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or 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. Grantee agrees that the trustee may at any time, after default in the payment of any installment of said note, enter and take possession of said property, and shall only account for the net rents actually received by him. Grantee further agrees 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 hereinunder, 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 enforceing said lien as herein provided; also reasonable attorney's fees for advice in the premises, or for insituting 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 the note 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 grantee herein, its successors or assigns.

In case of the death, absence, inability or refusal 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

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 of Davidson County, Tennessee, and the title herein conveyed to the said trustee shall be vested in said successor.

IN WITNESS WHEREOF we the said grantors and the grantee have hereunto set our hand this the 26th day of February, 1987.

Edward D. Meadows

Mildred Elizabeth York Meadows

Nashville Union Mission

BY: Buddy Lucas

Title

Chairman of Board

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 Edward D. Meadows and Mildred Elizabeth York Meadows, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 1987.

Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Buddy Lucas, with whom I am personally acquainted (or proved to me on satisfactory evidence) and who upon his oath acknowledged himself to be the Chairman of Board of Nashville Union Mission, the within named bargainor, a corporation, and that he as such Chairman of Board, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Buddy Lucas as such Chairman of Board.

Witness my hand and official seal at Nashville, Tennesseee on this 26th day of February, 19___.

Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00 .

Buddy Lawrence
Affiant

Sworn to and subscribed before me this 26th day of February, 1987.

Notary Public

My Commission Expires: 3/11/90

This Instrument Prepared By:

Alf Adams, Jr.
Attorney at Law
One Union Street
Nashville, TN 37201

98676

IDENTIFT REFERENCE

Mar 2 3 43 PM '87

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

20 .00 CONT.
20 .00 REC.
256.20 COSTAX
76.80 COTAX
.50 PRFEE
10.00 MISC
CHECK 340.50-
CO 07/28/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98672.6

IDENTIFICATION REFERENCE

MAR 2 8 43 AM '87

DAVIDSON COUNTY, TENN.

No.51262