INSTALLMENT DEED

For and in Consideration of the sum of FIFTY THOUSAND ---------- Dollars,

of which NONE ---------- Dollars,

has been paid in cash by Temple Baptist Churchof Old Hickory, Inc.

the receipt of which is hereby acknowledged, and for the remainder FIFTY THOUSAND ------ Dollars,

the said Temple Baptist Church of Old Hickory, Inc. has executed one Promissory Note of even date herewith in the amount of Fifty Thousand ($50,000.00) Dollars, at 10 percent per annum, to be paid at a rate of 30 years, with a balloon payment at the end of 20 years, therefore, payable at the rate of $438.79 per month for 20 years, plus a balloon payment of $33,477.02 on the 241st payment;

"Maximum [illegible] Recorded [illegible] 50,000.00

and to secure the payment of the debt hereinabove set out together with all charges and claims made and provided in the said instrument or note evidencing the debt, reference to which is here made, a lien is expressly retained on the land herein conveyed, Dorothy Jackson Craig and Samie Jackson Bradley

have this day bargained and sold, and do hereby transfer and convey unto the said Temple Baptist Church of Old Hickory, Inc., its heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Said parcel is situated in the old 4th Civil District of Davidson County, Tennessee, being Lots numbers 2 and 3 of Block "D" on the map entitled Subdivision Map No. 3 of the Life & Casualty Insurance Company property of Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office for Davidson County, Tennessee. Said lots 2 and 3 front approximately 116.7 feet on the east side of Park Circle and run back between parallel lines 175 feet to a dead line, measuring 116.7 feet thereon.

Being the same property conveyed to Dorothy Jackson Craig and Samie Jackson Bradley as tenants in common as recorded in Book 6774, page 323, Register's Office for Davidson County, Tennessee.

12782

IDENTIFICATION REFERENCE

MAR 1 4 10 PM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 109 Park Circle, Old Hickory, TN 37138
(House Number) (Street) P. O. Address: (City or Town) (Zip Code)

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Temple Baptist Church of Old Hickory, Inc., its 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 said real estate to said Temple Baptist Church of Old Hickory, Inc. 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 it in hand paid, it, the said Temple Baptist Church of Old Hickory, Inc.

does hereby transfer and convey unto Lucien Dale, Trustee his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only.

, the said Temple Baptist Church of Old Hickory, Inc.

does 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 the 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 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 Temple Baptist Church of Old Hickory, Inc. 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; if 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, 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 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. 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 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 Temple Baptist Church of Old Hickory, Inc. 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 Lucien Dale, 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 Dorothy Jackson Craig and Samie Jackson Bradley and George Woosley, Claude Ferrell and Carl Burlison, hereunto set our hands at Nashville, Tennessee, this the 28 day of February 1989

L. H. Craig

Dorothy Jackson Craig

Samie Jackson Bradley

George Jackson Woosley

Claude Ferrell

Carl Burlison

STATE OF TENNESSEE
DAVIDSON **County**

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Dorothy Jackson Craig and Samie Jackson Bradley

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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February 1989

Notary Public

Commission Expires 7/23/1991

STATE OF TENNESSEE
DAVIDSON
County.

Before me, Lucien Dale, a Notary Public in and for the State and County aforesaid, personally appeared George Woosley, Claude Ferrell and Carl Burlison,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Temple Baptist Church of Old Hickory, Inc., a corporation, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Trustees

Witness my hand and official seal at Nashville, Tennessee, this 28 day of February 1989

Notary Public

Commission Expires July 23, 1991

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7783 PAGE 461

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of _____, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

1477 03/01 0101 03CHECK 232.70

INSTALLMENT DEED

FROM
Dorothy Jackson Craig and
Samie Jackson Bradley

TO
Temple Baptist Church of
Old Hickory, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Temple Baptist Church of ~~Old Hickory, Inc.~~ (NAME)	Same (NAME)	Map 53-11
110 Park Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcels 34 & 35
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney
162 4th Ave., No., Suite 205
Nashville, TN 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

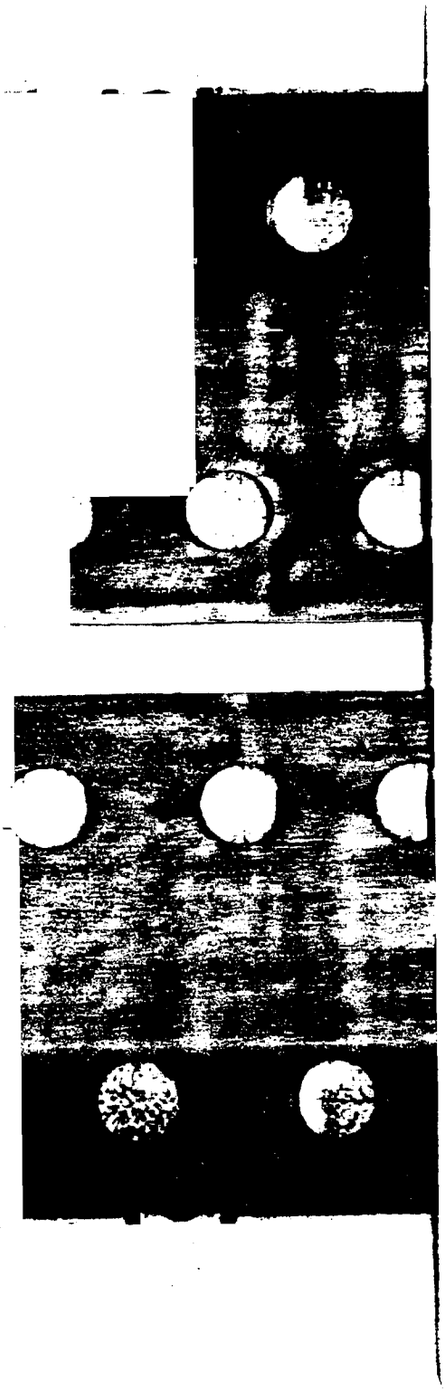
$ 50,000.00 L. H. Craig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

(AFFIX SEAL)



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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 462

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 50000.00
MAMT 50000.00
CON TX 165.00
MOR TX 55.20
PRFEE 0.50
WDEED 12.00
TOTAL 232.70
CHECK 232.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/89 01 16:12 0001 1477

127.8.2

IDENTIFICATION REFERENCE

MAR 1 4 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186065