INSTALLMENT DEED

FOR AND IN CONSIDERATION OF the sum of FIFTY SIX THOUSAND & NO/100 ($56,000.00) DOLLARS, of which sum TEN THOUSAND & NO/100 ($10,000.00) DOLLARS has been paid in cash this day by Johnny-Reb Corporation, the receipt of which is hereby acknowledged by Eighth Avenue Realty Company, and for the remainder of FORTY-SIX THOUSAND & NO/100 ($46,000.00) DOLLARS the said Johnny-Reb Corporation has executed and delivered its promissory note, of even date herewith, in the principal amount of $46,000.00, payable to Eighth Avenue Realty Company, in four (4) annual installments as follows, to-wit: $10,600.00 on or before one (1) year from this date; an additional $11,200.00 on or before two (2) years from this date; an additional $11,800.00 on or before three (3) years from this date; and the balance, or $12,400.00 on or before four (4) years from this date; and which note provides that if any installment of said note be not paid as and when same matures, the lawful owner and holder of said note may, at its or his option, without notice, declare all of the remaining unpaid installments thereof immediately due and payable, and which note further provides for the payment of reasonable attorneys' fees and costs of collection, and to secure the payment of which said note, and the installments thereof, and attorneys' fees, a lien is expressly retained on the land herein conveyed, the undersigned, Eighth Avenue Realty Company, a private Tennessee corporation, with its principal office and place of business in Davidson County, Tennessee, has this day bargained and sold, and does hereby transfer and convey unto the said Johnny-Reb Corporation, a private Tennessee corporation, with its principal office and place of business in Davidson County, Tennessee, its successors and assigns, a certain lot or parcel of land lying and situate in Nashville, Davidson County, Tennessee, being part of a large lot shown on the plan of the property owned by Augustus J. Warner, as of record in Book 57, page 41, Register's Office for said County and property immediately