THIS INSTRUMENT WAS PREPARED BY JACK F King, Jr., Attorney, Nashville, Tennessee

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny-Reb Corporation	(Same)	
(NAME) 627 - 19th Avenue North	BOOK 4942 PAGE 7	92-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37203	(STREET ADDRESS)	333 and 358
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-five thousand seven hundred fifty and no/100 ($25,750.00)---------- *Dollars,*

of which Six Thousand Four Hundred Thirty-seven and 50/100 ($6,437.50)---- ---------- *Dollars, has been paid in cash,*

the receipt of which is hereby acknowledged, and for the remainder of Nineteen Thousand Three Hundred Twelve and 50/100 ($19,312.50)---------- *Dollars,*

JOHNNY-REB CORPORATION, a Tennessee corporation, hereinafter sometimes referred to as "Buyer" or "Trustors," *has executed*

its promissory note of even date herewith in the amount of $19,312.50 payable to the order of Eighth Avenue Realty Company in three annual installments of $6,437.50 each to be paid on the first, second and third anniversary dates of said promissory note, and bearing interest at the rate of seven per cent (7%) per annum on the balance remaining from time to time unpaid, such interest being payable annually on the same dates as the principal installments,----------

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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, EIGHTH AVENUE REALTY COMPANY, a Tennessee corporation, hereinafter sometimes referred to as "Seller" or "creditor," has ----------

~~bargained~~ this day bargained and sold, and do hereby transfer and convey unto the said Johnny-Reb Corporation, its----------

---------- *(successors), heirs and assigns,*

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

Two tracts or parcels of land in the City of Nashville, Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being the northwest part of Lot No. 13 on the map of H. P. Bostick's First Addition, as of record in Book 21, page 31, of the Register's Office of Davidson County, and more particularly described as follows:

Beginning at a point on the easterly margin of 19th Avenue North, 118.7 feet north of Joe Johnston Avenue; thence with the margin of 19th Avenue North, northerly 63.5 feet to the corner of an alley; thence with the south line of said alley easterly 22.4 feet to a point which is 16.6 feet west of the line between lots 12 and 13; thence southerly 66 feet to a point; thence westerly 30.4 feet to the beginning. Being Tract No. 1 of the property conveyed to Eighth Avenue Realty Company by deed from Helen Realty Company of record in Book 3026, page 7 of the Register's Office of Davidson County.

TRACT NO. 2: Being Lot Nos. 14 and 15 on the plan of H. P. Bostick's First Addition to Nashville, as of record in Book 21, page 31, of the Register's Office of Davidson County.

Said lots Nos. 14 and 15 front together 116 feet on the southerly side of Clinton Street and run back 181 feet on the easterly line and 181 feet more or less on the westerly line with the easterly margin of 19th Avenue North, formerly Walnut Street, to an alley, measuring 136 1/2 feet thereon. Being Tract No. 4 of the property conveyed to Eighth Avenue Realty Company from Helen Realty Company by deed of record in Book 3026, page 7, of the Register's Office of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,750.00

Subscribed and sworn to before me this the 1st day of July, 1971

Affiant

My commission expires: 5-12-75 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Johnny-Reb Corporation, its----------
---------- *(successors), heirs and assigns forever.* Seller *covenant* s *that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the lien retained herein and taxes for the current year which have been pro-rated and assumed by the Buyer.

Seller *further covenant* s *and bind* s itself and its successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Johnny-Reb Corporation, its
..... *(successors), 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 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 Johnny-Reb Corporation
..... *hereinafter referred to as trustors, hereby transfer and convey unto* Albert Werthan ....., *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 $ none ....., *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.*

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 ~~X~~ seven *percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.*

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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, and 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 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, 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:

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 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 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 Register's 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.

IN WITNESS WHEREOF the parties to this instrument have signed their names, and the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 30th *day of* May, *19* 75

EIGHTH AVENUE REALTY COMPANY

By: Edward M. Peters

Title: President

JOHNNY-REB CORPORATION

By: J J Reboach

Title: Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF .....

COUNTY OF .....

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Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

AUG 14 75 CONV 25,750.00
AUG 14 75 MORT'G 19,312.50

Witness my hand and official seal at .....,

this.....*day of*....., *19*.....

AUG 14 75 S TAX A* 66.87
AUG 14 75 S TAX A* 17.30
AUG 14 75 PR FEE A* .50 .....*Notary Public*
AUG 14 75 W DEED A* 8.00 * 92.62

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ellen Owens, *a Notary Public of the State and County aforesaid, personally appeared* Bernard Werthan Jr, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Eighth Avenue Realty Company, *the within named bargainor, a corporation, and that* he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee,

this 30 *day of* May, *19* 75

Ellen Owens *Notary Public*

Commission expires My Commission Expires Nov. 27, 1978

ELLEN OWENS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Carrie Fargy, a Notary Public of the State and County aforesaid, personally appeared C. J. Rebrook, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Johnny-Reb Corporation, the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12 day of July, 1975.

Carrie
Notary Public

My Commission Expires: My Commission Expires ...

CARRIE FARGY NOTARY PUBLIC DAVIDSON COUNTY TENN.

INSTALLMENT DEED

FROM

EIGHTH AVENUE REALTY COMPANY

TO

JOHNNY-REB CORPORATION

Please Mail To:
Trabue, Sturdivant & DeWitt
26th Floor — Life & Casualty Tower
Nashville, Tennessee 37219
Attn: Jack King

D 11304

IDENTIF. REFERENCE

AUG 14 3 13 PM '75

FEE PAID FOR TN REGISTER
DAVIDSON COUNTY, TENN.

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE