GENERAL WARRANTY DEED

BOOK 4361 PAGE 768

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Map 51-8
Par 103 m.o.

KNOW ALL MEN BY THESE PRESENTS:

THAT Alfie's Fish & Chips, Inc., a Delaware Corporation, of Houston, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash and other good and valuable consideration in hand paid by Wichman Associates, a partnership, hereinafter called "Grantee" (whether one or more) receipt and sufficiency of which is hereby fully acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents does Grant, Sell, and Convey, unto said Grantee, Wichman Associates, the following described real property, situated in Davidson County, Tennessee, to-wit:

Being part of Lot No. 2 of the Plan of Montague Subdivision, as of record in Book 421, page 129, Register's office for said County, as follows:

> Beginning at a point in the easterly margin of Gallatin Road, as widened, at a point 360 feet south of the Southeast corner of said Road and Brinkhaven Avenue; Thence southerly along the Easterly margin of Gallatin Road, 120 feet; Thence leaving said Road, easterly 192 feet; Thence Northerly 120 feet to a point, 360 feet south of the Southerly margin of Brinkhaven Avenue; Thence Westerly 192 feet to the beginning.

Being the same real property conveyed to Harris G. Smith and Clell W. Smith, by deed from Nelson W. Holt and wife, of record in Book 4000, Page 115, said Register's office.

Together with all improvements thereon and the appurtenances thereto belonging and warrant the title to the same.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Wichman Associates, its successors and assigns forever and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, its successors and assigns against every person whomsoever claiming, or to claim the same, or any part thereof.

Being the same premises conveyed to Alfie's Fish and Chips, Inc., a Delaware corporation by Deed, of Harris C. Smith and Clell W. Smith dated February 21, 1969 and recorded in the office of Register of Deeds, County of Davidson, in Book 4313, Page 810.

New Owner:
Wichman Associates
2 Colt Street
Paterson, New Jersey

Jay Bill
Lane

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED this 13th day of August, 1969.

ATTEST:

ALFIE'S FISH & CHIPS, INC.

Assistant Secretary

Carl B. Zucker, Pres.
Carl B. Zucker, President

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Carl B. Zucker, President and James C. Doss, Assistant Secretary of Alfie's Fish & Chips, Inc., known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 19th day of August, 1969.

Sara C. Fitzgerald
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
My Commission Expires June 1, 1971

STATE OF NEW JERSEY)
)
COUNTY OF PASSAIC)

The actual consideration or value, whichever is greater for this transfer is $233,000.00.

WICHMAN ASSOCIATES

By
Arthur Wichman
General Partner

Sworn and Subscribed to before me this 22nd day of August, 1969.

ANGELINA BRUNO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 13, 1971

Prepared by:
Attorney at Law
9 Colt Street
Paterson, N.J. 07505

SEP-2 '69 CONV 90,000.00
SEP-2 '69 CONV 90,000.00
SEP-2 '69 CONV 53,000.00
SEP-2 '69 S'TAX A* 605.80
SEP-2 '69 PRTEE A* .50
SEP-2 '69 W'DEED A* 3.00 * 609.30

FILED FOR RECORD AND RECORDED
SEP 2 2 35 PM '69
RECORDER OF DEEDS
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

52671