This instrument prepared by William H. Luck, Attorney, 1905 Sterick Building, Memphis, Tennessee. Address of Property: 2020 Broadway, Nashville, Tn.

CORPORATE FORM BOOK 4501 PAGE 839 M&S 92-16 Rec. 79 PW

# WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of November 19 70 by and between International House of Pancakes of Tennessee, Inc., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and

International Industries, Inc., a Delaware corporation,

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Nashville the County of Davidson, State of Tennessee. Lots 48 and 49 on the Plan of Williams' Subdivision of Lot No. 159 of the Boyd Home Tract, as of record in Book 161, Page 42, Register's Office for said County, described as follows:

Beginning at the northeast intersection of 21st Avenue, South and Broad Street; thence with the east margin of 21st Avenue, South, north 32 degrees west 133 feet; thence leaving said avenue, North, 58 degrees 14 minutes East 160 feet; thence along the alley, south 32 degrees east 78 feet to the northerly margin of Broad Street; thence with said Street, south 41 degrees 11 minutes West 50 feet and south 38 degrees 25 minutes West 119 feet to the beginning.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for an indebtedness secured by a trust deed of record in Book 4092, Page 527, and an indebtedness secured by a trust deed of record in Book 4092, Page 532, both in the Register's Office of Davidson County, Tennessee, and except for the 1969 Davidson County taxes and any taxes hereafter,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: Frank L. Means, Secretary

INTERNATIONAL HOUSE OF PANCAKES OF TENNESSEE, INC.
By: Allin M. Means, President.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Allin M. Means, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of International House of Pancakes of Tennessee, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Official Seal at office this 30th day of November 19 70

My commission expires January 18, 1972

William H. Luck
Notary Public

(FOR RECORDING DATA ONLY)

Property address 2020 Broadway, Nashville, Tenn.
Mail tax bills to International Industries, Inc.
6837 Lankershim Boulevard
North Hollywood, California 91605
This instrument prepared By:
William H. Luck, Attorney
1905 Sterick Building, Memphis, Tn.

State tax ..... $.....
Register's fee ..... .50
Recording fee ..... 3.00
Total ..... $.....

T.G.#
Form 39 Revised 2/16/68

RECORDER'S MEMO: [illegible] Typing or Printing [illegible] When [illegible]

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of [illegible] 19 71

B 14809

BOOK 4501 PAGE 840

IDENTIF. REFERENCE

MAY 14 11 47 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

CORPORATE FORM

# WARRANTY DEED



Compliments of

*Mid-South Title Company, Inc.*

200 Commerce Title Building

12 South Main Street

Memphis, Tennessee

Form 39

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|---|---|---|---|---|---|
| [illegible] | [illegible] | [illegible] | | | |
| [illegible] | [illegible] | [illegible] | | | |
| MAY 14 [illegible] | CONV | 90,000.00 | | | |
| MAY 14 [illegible] | CONV | 90,070.37 | | | |
| MAY 14 [illegible] S'TAX | | | A* | 442.26 | |
| MAY 14 [illegible] PR'FEE | | | A* | .50 | |
| MAY 14 [illegible] | W'DEED | | A* | 3.00 | * 445.76 |