FROM: TEX-WIDE ENTERPRISES, INC.

TO: THE PIZZA INN, INC.

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER
Attorneys at Law
706 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER AS FOLLOWS:
The Pizza Inn, Inc.
2930 Stemmons Freeway
Dallas, Texas 75247

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS
Map 26-(78 Par. Pur

STATE OF TEXAS
COUNTY OF DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

R L Gaillman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 1971.

NOTARY PUBLIC DALLAS TEXAS

MY COMMISSION EXPIRES:
June 1, 1971

Faye Lewis O'Day
Notary Public

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable considerations, including the assumption of a Deed of Trust to Richard Dance, Trustee, of record in Book 4445, page 285, Register's Office for Davidson County, Tennessee, receipt of which is hereby acknowledged, Tex-Wide Enterprises, Inc., a Texas corporation, has bargained and sold, and by these presents does transfer and convey unto the said The Pizza Inn, Inc., a Texas corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August 16, 1962, and September 7, 1962, as follows:

Beginning at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, said point of beginning established as follows: Beginning at a point in the center of said road at the western approach to the bridge crossing Mansker's Creek; thence with the center of said margin, westerly 900 feet to a point; thence at right angles to the center of said road; North 6° 29' West 69 feet to the point of beginning; thence with the northerly margin of said road; South 83° 31' West 100 feet to a point; thence leaving said northerly margin, North 6° 29' West 300 feet to a point; thence North 83° 31' East 100 feet to a point; thence South 6° 29' East 300 feet to the point of beginning.

Being the same property conveyed to Statewide Enterprises, Inc., a Texas corporation, the said Statewide Enterprises, Inc. having since changed its name to Tex-Wide Enterprises, Inc.,

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
G. 220770

by an amendment to its charter duly recorded in the Office of the Secretary of State, State of Texas; by deed from Joe H. Corley and wife, of record in Book 4314, page 399, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

A tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

A twenty (20) foot easement across a portion of Parcel 69, Map 26, and beginning at a point approximately 50 feet west of the northwest corner of Parcel 65, Map 26, and the center line of said easement continuing in a northeasterly direction to where said center line of said easement crosses the easterly line of Parcel 69, Map 26, into Parcel 62, Map 26, at approximately 50 feet from the northeast corner of Parcel 65.

Being the same real property conveyed to Statewide Enterprises, Inc., (now Tex-Wide Enterprises, Inc.) by instrument from Joe H. Corley of record in Book 4344, page 113, Register's Office for Davidson County, Tennessee.

TRACT NO. 3

A tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeast corner of Parcel 65, Map 26, and proceeding in an easterly direction 200 feet to a point, said point being 300 feet from the margin of Gallatin Road; thence south 83° 31' 300 feet to a point; thence parallel with the 200 foot line westwardly 200 feet to the easterly line of Parcel 69, Map 26, and following said line southerly south 83° 31' to the point of beginning at the northeast corner of Parcel 65, Map 26.

Being the same real property conveyed to Statewide Enterprises, Inc. (now Tex-Wide Enterprises, Inc.) by instrument from Sallie Butts of record in Book 4344, page 115, Register's Office for Davidson County, Tennessee.

This is the improved property, known as 2418 North Gallatin Road, Madison, Tennessee 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said The Pizza Inn, Inc., its successors and assigns, forever.

And it does covenant with the said The Pizza Inn, Inc., that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unemcumbered, except for Deed of Trust to Richard Dance, Trusteee, of record in Book 4445, page 285, Register's Office for Davidson County, Tennessee and taxes for 1971, both of which Grantee assumes.

And Tex-Wide Enterprises, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said The Pizza Inn, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 28 day of April, 1971, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

TEX-WIDE ENTERPRISES, INC.

By: R L Spillman
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Faye Louise O'Day, a Notary Public of the State and County aforesaid, personally appeared R. L. Spillman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of TEX-WIDE ENTERPRISES, INC., the within named bargainor, a corporation, and that he as such President 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 Dallas, Texas, this 28th day of April, 1971.

Faye Louise O'Day
Notary Public

My Commission Expires: June 1, 1971

NOTARY PUBLIC COUNTY OF DALLAS, TEXAS

B 18509

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IDENTIF. REFERENCE

JUN 11 10 47 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 11 71	CONV	90,000.00			
JUN 11 71	CONV	25,000.00			
JUN 11 71	STAX		A*	299.00	
JUN 11 71	PRTFEE		A*	.50	
JUN 11 71	VOUCHR		A*	4.50	* 304.00