This instrument prepared by:
Travis F. Bush
P. O. Box 90707
Nashville, Tenn. 37209

BOOK 5042 PAGE 23

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP/PARCEL NOS.

Pizza Management, Inc.
P. O. Box 1096
Del Rio, Texas 78840

Same

133-0-114

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WINDLANDS CENTER, a partnership composed of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., has bargained and sold, and by these presents does transfer and convey unto the said PIZZA MANAGEMENT, 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Windlands Center Subdivision as recorded in Plat Book 4675, Page 138, Register's Office for Davidson County, Tennessee, and being located in the 32nd Councilmanic District, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, this point being an iron pin set in the Northern margin of Nolensville Road 972.05 feet North of the centerline of Elysian Fields Road; thence along the Northern margin of Nolensville Road, North 41° 09' 25" West, 163.00 feet to an iron pin; thence North 48° 50' 35" East, 190.00 feet to an iron pin; thence South 41° 09' 25" East, 163.00 feet to an iron pin; thence South 48° 50' 35" West, 190.00 feet to an iron pin, this being the point of beginning and containing 0.711 acres, more or less.

Included in the above description is a 20-foot wide sewer easement which crosses the lot with its centerline being 40 feet Northwest of the Northern boundary of Nolensville Road.

Being part of the same property conveyed to Windlands Center, a partnership composed of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., by Deed from Mabel Clare Welch, of record in Book 4752, Page 361, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this tranfer is $150,000.00.

William L. Boulton
Affiant

Sworn to and subscribed before me, this 15th day of March, 1976.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: May 8 1976

This is unimproved property, known as Nolensville Road, Nashville, Tennessee.

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

And it does covenant with the said Pizza Management, Inc., that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for taxes for the year 1976 which have been prorated and assumed by Grantee.

Said property is subject to a plan of record in Book 4675, Page 138, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate minimum building setback line and other easements as shown thereon.

Said property is also subject to the following restrictions contained in a Lease between Windlands Center and J. C. Penney Company, Inc., Memorandum of said Lease being of record in Book 4887, Page 835, Register's Office for Davidson County, Tennessee, and said restrictions shall be valid and enforcible so long as said Lease is in effect. Said Lease provides no store shall do the following on the property herein conveyed:

A. The operation of a drugstore or drug department in which a registered pharmacist is in attendance or required by law to be in attendance for any period of time.

B. The operation of any store primarily enaged in the sale of health and/or beauty aids.

And Windlands Center does further covenant and find itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Pizza Management, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

Witness its hand this 18th day of May, 1976.

WINDLANDS CENTER

By: L. H. Hardaway, Sr.

L. H. Hardaway, Jr.

356780

FEE $ 1.00 REFERENCE

JUL 2 3 57 PM '76

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Dorothy Blevins, a Notary Public of the State and County aforesaid, personally appeared L. H. Hardaway, Sr., and L. H. Hardaway, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Partners of Windlands Center, the within-named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 1976.

Dorothy Blevins
Notary Public

My Commission Expires: May 8 1978

JUL-2[illegible]	CONV	30,000.00			
JUL-2[illegible]	CONV	60,000.00			
JUL-2[illegible]	S'TAX		B*	390.00	
JUL-2[illegible]	PR'FEE		B*	.50	
JUL-2[illegible]	M'DEED		B*	6.00	* 396.50