ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barko Realty, Inc. (NAME)	The Pizza Inn, Inc. (NAME)	
P. O. Box 22247 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22247 BOOK 5089 PAGE 792 (STREET ADDRESS)	76-78
Dallas, Texas 75222 (CITY) (P. O. ZONE) (STATE)	Dallas, Texas 75222 (CITY) (ZONE) (STATE)	

This instrument prepared by Charles B. Cannon, Attorney-at-law, 2930 Stemmons Freeway, Dallas,

For and in consideration of the sum of Ten ($10.00)---------- DOLLARS

cash in hand paid by Barko Realty, Inc.

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

The Pizza Inn, Inc.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

State of Texas }
County of Dallas }

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Subscribed and sworn to before me this 20th day of October 1976.

R E Cotton
Affiant, R.E. Cotton, Vice President

My Commission expires: June 1, 1977

Notary Public

unimproved ( )
This is improved (X) property, known as 2418 N. Gallatin Rd., Madison, Tennessee
(House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 20th day of October, 1976.

Attest: Charles B. Cannon Secretary

By: R E Cotton Vice President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Margaret Ann Miller, a Notary Public within and for the State and County aforesaid, personally appeared R. E. Cotton and Charles B. Cannon with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Secretary respectively of the The Pizza Inn, Inc. the within named bargainor, a corporation, and that (they) as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said R. E. Cotton as such Vice PRESIDENT, and attesting the same by the said Charles B. Cannon as such Secretary.

Witness my hand and official seal at office at Dallas, Texas on this the 17th day of November, 1976.

My commission expires November 19, 1977

Margaret Ann Miller
Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM

TO

REGISTER STAMP BELOW

D 77977
D 77977
T
IDENTIF. REFERENCE

NOV 19 4 02 PM '76
FELIX A. MILLSAPS, REGISTER
DAVIDSON COUNTY, TENN.

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1003 - REVISED

EXHIBIT "A"

Land in the Tenth 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 westerly approach to the bridge crossing Mansker's Creek; thence with the center of said margin, westerly 900 feet to the 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.

The following easements are herein conveyed as a part of this conveyance:

EASEMENT #1 -- A tract or parcel of land in the Tenth 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. (This easement is subject to Easement Contract of record in Book 4344, Page 113.)

EASEMENT #2 -- A tract or parcel of land in the Tenth 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. (This easement is subject to Easement Contract of record in Book 4344, Page 113.)

All of the above, being the same land and rights conveyed to The Pizza Inn, Inc., by deed from Tex-Wide Enterprises, Inc., of record in Book 4510, Page 89, Register's Office for Davidson County, Tennessee.

19 CONV 50,000.00
19 CONV 50,000.00
19 S'TAX 364.00
19 TR'FEE .50
19 DEED 4.00 * 368.50