PREPARED BY: R. Terry Miller
Besing, Baker & Glast
40th Floor, 2001 Bryan Tower
Dallas, Texas 75201

Send Tax Bills to: The Pizza Inn, Inc.
Post Office Box 22247
Dallas, Texas 75222

map 26 par 78

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5089 PAGE 803

This indenture, made this 23rd day of October, 1976, by and between Barko Realty, Inc., of the County of Davidson, State of Tennessee ("Grantor"), and Lone Star Development Corporation of the County of Dallas, State of Texas ("Grantee"), and whose address is 7007 Preston Road, Suite 395, Dallas, Texas 75205.

Buyer

W I T N E S S E T H :

That the said Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by the said Lone Star Development Corporation, the receipt whereof being hereby acknowledged, the said Grantor having gained title to the subject premises pursuant to that certain Deed, from Pizza Inn, Inc. to Grantor, dated October 20, 1976 hereby sells and conveys unto the said Lone Star Development Corporation, its successors and assigns forever, that certain tract of land situated and being within the County of Davidson, State of Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Lone Star Development Corporation, its successors and assigns forever; and the said Barko Realty, Inc. for its successors and assigns does hereby covenant and agree to and with the Lone Star Development Corporation, its successors and assigns, that Barko Realty, Inc. is lawfully seized in fee of the aforesaid premises; that the same are free and clear of any encumbrances, subject to current taxes, conditions, covenants and restrictions of record, and that certain Trust Deed to be filed concurrently herewith for the benefit of Bluff View

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

Development Corporation, securing the payment of one certain note in the original sum of $80,000.00; that Barko Realty, Inc. has good right to sell and convey the same to Lone Star Development Corporation as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

IN WITNESS WHEREOF, Barko Realty, Inc. has set their hands and affixed their seal on the day and year first above written.

T
IDENTIF. REFERENCE
Nov 19 4 05 PM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

D 7 7 9 8 0

BARKO REALTY, INC.

BY: Robert E. Cotton

STATE OF ~~TENNESSEE~~ Texas)
)
COUNTY OF ~~DAVIDSON~~ Dallas)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert E. Cotton, the Vice President of Barko Realty, Inc., known to me to be the person whose name is subscribed above, and who stated on oath that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of November, 1976.

Notary Public in and for ~~Davidson~~ Dallas County, ~~Tennessee~~ Texas

STATE OF TEXAS)

COUNTY OF DALLAS)

The actual consideration or value whichever is greater, for this transfer is $140,000.

Subscribed and sworn to before me, this the 17th day of November 1976.

R.E. Cotton, Vice President

My Commission Expires June 1, 1977/ Notary Public

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 Barko Realty, Inc. by deed from The Pizza Inn, Inc., of record in Book 5087, Page 792, Register's Office for Davidson County, Tennessee.

11/19%	CONV	90,000.00			
11/19%	CONV	50,000.00			
11/19%	STAX		$*	364.00	
11/19%	PRFEE		$*	.50	
11/19%	DEED		$*	6.00	* 370.50