map Plat
26 - 78

WARRANTY DEED

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 5089 PAGE 814

This indenture, made this 23rd day of October, 1976, by and between Lone Star Development Corporation, of the County of Dallas and State of Texas ("Grantor"), and Martin Luke and Ruth E. Luke, husband and wife as joint tenants ("Grantee"), and whose address is 1021 Twelfth Street, Santa Monica, California 90403.

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 Grantee, the receipt whereof being hereby acknowledged, the said Grantor having gained title to the subject premises pursuant to that certain Deed, from Barko Realty, Inc. to Grantor, dated October 23, 1976, hereby sells and conveys unto the Grantee, their heirs and representatives 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 Grantee, their heirs and representatives forever, and the said Grantor for its successors and assigns does hereby covenant and agree to and with the Grantee, their heirs and representatives, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free and clear of any encumbrances subject to all exceptions of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

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

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

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

N WITNESS WHEREOF, Lone Star Development Corporation has set their hands and affixed their seal on the day and year first above written.

D77982

IDENTIF. T REFERENCE
NOV 19 4 06 PM '76
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LONE STAR DEVELOPMENT CORPORATION

BY: /s/ Stanley S. Hickman
Stanley S. Hickman, President

STATE OF TEXAS )
)
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Stanley S. Hickman, the President of Lone Star Development Corporation, 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 23rd day of October, 1976.

/s/ Joyce Dawkett
Notary Public in and for Dallas County, TEXAS.

NOTARY PUBLIC - STATE OF TEXAS

NOV 19[illegible] CONV 90,000.00
NOV 19[illegible] CONV 97,000.00
NOV 19[illegible] STAX B* 486.46
NOV 19[illegible] PRFEE B* .50
[illegible] WDEED B* 6.00 * 492.96

STATE OF TEXAS )
)
COUNTY OF DALLAS )

The actual consideration or value whichever is greater, for this transfer is $ 187,090.

Subscribed and sworn to before me this the 23rd day of October, 1976.

/s/ Stanley S. Hickman
Stanley S. Hickman, President

NOTARY PUBLIC - STATE OF TEXAS

My commission expires June 1, 1977.

/s/ Joyce Dawkett
Notary Public

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 Lone Star Development Corporation by deed from Barko Realty, Inc., of record in Book 3877, Page 209 Register's Office for Davidson County, Tennessee.