BOOK 5182 PAGE 103

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pizza Inn of Delaware, Inc. (NAME)	Pizza Inn of Delaware, Inc. (NAME)	90.57049
P. O. Box 22247 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22247 (STREET ADDRESS)	MAP 142-144
Dallas, Texas, 75222 (CITY) (STATE) (ZIP)	Dallas, Texas 75222 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00) ---------- *Dollars,*

cash in hand paid by the grantee; PIZZA INN OF DELAWARE, INC., a Delaware corporation, and other good and valuable considerations, receipt of which if hereby acknowledged;

BERNIE W. TERRELL ENTERPRISES, INC., a Tennessee corporation,

has bargained and sold, and does hereby transfer and convey unto the said PIZZA INN OF DELAWARE, INC., a Delaware corporation, its *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being lot no. 2 on the plan of record in Book 5060, Page 179, revised and rerecorded in Book 5060, Page 181, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the South MARGIN OF Old Harding Pike, said point being N 73° 53' 15" E 160.24 ft. from the original North West property corner of parcel 149. Thence along said margin N 73° 53' 15" E 21.75 ft. to a point; thence with a curve to the right having a radius of 2940 ft. a distance of 78.25 ft. to a point; thence leaving said margin S 18° 18' 17" E 263.44 ft. to a point in the center line of a creek; thence along said creek S 70° 42' 27" W 100 ft. to a point; thence leaving said center line in creek N 18° 16' 56" W 269.99 ft. to the point of beginning containing 26,677.417 square feet or 0.613 acres more or less.
Including but not excluding the following easements:
1. A 20 ft. permanent construction easement on the rear of said lot for the purpose of maintaining a sanitary sewer line, said easement being 10 ft. North and 10 ft. South of said center line of sewer line. Said center line being 17 ft. North of the S. E. Corner along the East property line of the above mentioned

*Continued on reverse side

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $ 104,000.00

Subscribed and sworn to before me, this the 9th. day of August 19 77.

Affiant

My commission expires: November 13, 1977 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 209 Old Harding Place (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said PIZZA INN OF DELAWARE, INC., its *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said PIZZA INN OF DELAWARE, INC., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 9th. *day of* August, 19 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BERNIE W. TERRELL ENTERPRISES, INC.

By: B. W. Terrell
B. W. Terrell, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* B. W. Terrell, *with whom I am personally acquainted, and who, upon oath, acknowledged* my *self to be* President *of the* Bernie W. Terrell 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 purposes therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 9th *day of* August, *19* 77

Notary Public

Commission expires November 13, 1977

*lot, and 20 ft. North of the S. W. Corner along the West property line of said lot.
2. A 5 ft. pedestrian easement being common to the above mentioned easement on the North and running parallel to same.
3. A drainage easement being common to the North, to the South Easement line of the above mentioned sewer line and common on the South to the center line of a creek, said center line being the South property line of said lot.
Being a part of the real property conveyed to Bernie W. Terrell Enterprises, Inc. by deed from Rufus E. Lepley, et ux, Ella May Lepley of record in Book 4399, Page 612, Register's Office for Davidson County, Tennessee.

AUG-9??	CONV	90,000.00		
AUG-9??	CONV	14,000.00		
AUG-9??	S'TAX		B* 270.40	
AUG-9??	PR'FEE		B* .50	
AUG-9??	W'DEED		B* 4.00	* 274.90

WARRANTY DEED
FROM
TO

E 19473

IDENTIF. REFERENCE

AUG 9 3 31 PM '77

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

[illegible]