CORPORATE FORM

WARRANTY DEED

BOOK 5472 PAGE 657

MST Tract Reference:

THIS INDENTURE, made and entered into this 26th day of July 19 79, by and between Barko Realty, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and Frances Ann Properties, Inc., a Delaware corporation.

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee: See attached Exhibit A

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Charles B. Cannon Secretary

BARKO REALTY, INC.

R. D. Phillips

By: R. D. Phillips
Vice President

STATE OF MINNESOTA, COUNTY OF HENNEPIN

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared R. D. Phillips with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Barko Realty, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal this 26th day of July 19 79

PHYLLIS L. BROWN
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Nov. 20, 1984

My commission expires

Phyllis L. Brown
Notary Public

(FOR RECORDING DATA ONLY)

Property address: Lot #76
3037 Dickerson Pike,
Nashville, Tenn. 37207

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Pizza Inn, Inc.
P. O. Box 222247
Dallas, TX 75222

This instrument prepared by:
Gayle Cannon
2930 Stemmons Fwy., Dallas, TX

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to:

Form 39 Revised 9/26/73

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,998.64 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. D. Phillips
Affiant

Subscribed and sworn to before me this 26th day of July, 19 79

PHYLLIS L. BROWN
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Nov. 20, 1984

Phyllis L. Brown
Notary Public

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

A TRACT of land in the 1st Civil District of Metropolitan Nashville-Davidson County, Tennessee and BEING Lot No. 1 on the Plan of the Resubdivision of the northerly 100 feet of Lot No. 5, E. A. Linsley's Subdivision recorded in Book 5190, page 120, Register's Office for Davidson County, Tennessee and also being Metro Tax Parcel No. (76) on Tax Map 60-8 and being more particularly described as follows:

BEGINNING at an iron pin on the easterly Right-of-way of Dickerson Pike (U.S. 41-31-W) at the common westerly corner of the herein described property and B.C. Webb Property (Parcel (20) Property Map 60-8) as of record in Deed Book 3436, page 461, Register's Office for Davidson County, Tennessee. Said pin being 594.71' (by Deed) South of the center line of Ewing Lane as measured along the easterly R.O.W. of Dickerson Pike; thence,

(1) With the common line between the herein described tract and Webb Property (Parcel 20) S 79 deg. 16'35" E. 250.00 ft. to an iron pin, corner of Lot No. 2, E.A. Linsley Resubdivision as of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee (being Parcel (22) Map 60-8); thence

(2) With the common line of said Lot No. 2 (Parcel 22) S 13 deg. 04'53" W. 100.02 ft. to an iron pin, northeast corner of Lot No. 1 Cecilia Binkley's Resubdivision as of record in Book 5190, page 128, Register's Office for Davidson County, Tennessee and being Parcel 75 on the Map 60-8; thence,

(3) With the common line between Parcels 75 and 76 N 79 deg. 16' 17" W. 250.00 ft. to an iron pin on the easterly R.O.W. of Dickerson Pike; thence,

(4) With the easterly R.O.W. of Dickerson Pike with a curve to the left (radius 5200') northerly a distance of 100.00 ft. to the point of beginning and containing 0.573 acres.

BEING the same property conveyed to BARKO REALTY, INC., by deed from PIZZA INN OF DELAWARE, INC., of record in Book 5401, page 457, Register's Office for said County, and by Deed of Correction of record in Book 5435, page 372, Register's Office for said County.

F.42708

IDENTIF. REFERENCE

JUL 27 3 38 PM '79

FELIX A. ALSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY.
NASHVILLE, TENNESSEE

BOOK 5472 PAGE 659

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			251938.64- CO	
			655.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 6[illegible]1.70-	
9814A	07/27/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-42708

IDENTIF. REFERENCE

JUL 27 3 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 700447