Prepared By and Return To:
M. Joseph Aldridge
1200 Union Planters Bldg.
Memphis, TN 38103

ADDRESS OF NEW OWNER
8410 N.W. 53rd Terrace
Miami, FL 33152

SEND TAX BILLS TO
Weinerwald Finance & Leasing
8410 N.W. 53rd Terrace
Miami, FL 33152

MAP PARCEL NO.

BOOK 5780 PAGE 271

10W - 7660, 10W - 7765
Map 92-16

WARRANTY DEED

THIS INDENTURE, entered into this 26th day of June, 1981, by and between INTERNATIONAL HOUSE OF PANCAKES, INC., being previously known as INTERNATIONAL INDUSTRIES, INC., (prior to agreement of merger and name change recorded with the Secretary of State of Delaware on September 17, 1976) which corporation qualified to do business under its present name in the State of Tennessee on February 16, 1971, being a corporation organized and existing under and by virtue of the laws of the State of Delaware (herein referred to as the party of the first part) and WIENERWALD FINANCE AND LEASING CORP, a corporation organized and existing under and by virtue of the laws of the State of Florida (herein referred to as the party of the second part).

WITNESSES that for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, 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 party of the second part the following described real estate, situated and being in Nashville, Davidson County, State of Tennessee:

Lots 48 and 49 on the Plan of Williamson's Subdivision of Lot No. 159 of the Boyd Home Tract, as of record in Book 161, Page 42, Register's Office of Davidson County, described as follows:

Beginning at the northeast corner of the intersection of 21st Avenue South and Broad Street, thence with the east margin of 21st Avenue South north 32 degrees west 133 feet, thence leaving said Avenue north 58 degrees 13 minutes east 160 feet; thence along the alley, south 32 degrees east 78 feet to the northerly margin of Broad Street, thence with said Street, south 41 degrees 11 minutes west 50 feet and south 38 degrees 25 minutes west 119 feet to the beginning.

Being the same property conveyed by the Wesley Foundation of Nashville, Inc. and the Board of Trustees of the Tennessee Annual Conference of the Methodist Church to The International House of Pancakes of Tennessee, Inc., by deed of record at Book 4092, Page 527 and conveyed by the International House of Pancakes of Tennessee, Inc. to the grantor herein by deed of record at Book 4501, Page 839, all in the Register's Office, Davidson County, Tennessee.

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 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, except for a deed of trust for the benefit of National Trust Life Insurance Company recorded in Book No. 4092, Page 532 and as modified by instrument of record at Book 4501, Page 841, all in the Register's Office of Davidson County, Tennessee, securing an obligation of the grantor herein, which obligation the grantee herein assumes.

The party of the first part further covenants with the party of the second part that subject to such encumberance, the title and quiet possession to the property the party of the first part will WARRANT and DEFEND against the lawful claims of ALL PERSONS.

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:

INTERNATIONAL HOUSE OF PANCAKES, INC.

By: Richard K. Herzer

Secretary

President, Richard K. Herzer

STATE OF
COUNTY OF

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Richard K. Herzer with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of International House of Pancakes, Inc., the within named bargainor, a corporation, and that he as such Officer, 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 Officer.

WITNESS my hand and Official Seal at office this 26th day of June, 1981.

M. Patricia Alfred
Notary Public

My commission expires:
May 25, 1985

M. PATRICIA ALFRED
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 25, 1985

I hereby 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 $318,447.12, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard K. Herzer
Affiant, Richard K. Herzer

SUBSCRIBED AND SWORN to before me this 26th day of June, 1981.

M. Patricia Alfred
Notary Public

My commission expires:
May 25, 1985

M. PATRICIA ALFRED
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 25, 1985

G 5 4 4 1 8
12/ 03/10 834.34 CHECK

T
IDENTIF. REFERENCE

AUG 10 8 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FED ENV.

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

RECEIVED OF _____

FOR _____

BOOK 5780 PAGE 273

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			317447.12- CO	
			827.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	834.34-
			1277AUG/10/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.4.1-8

IDENTIF. REFERENCE

Aug 10 8 59 AM 81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837015