Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Third NCS Realty Company	Same	Map 120-1
P. O. Box 758		Parcel 141
Houston, Texas 77001-0758		

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, BIG "O" OVENS, INC., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said THIRD NCS REALTY COMPANY, a Texas corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by this reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Any and all matters shown on the Plan of record in Book 4175, page 16, Register's Office for Davidson County, Tennessee, as revised in Book 4175, page 122, said Register's Office, and Book 4255, page 672, said Register's Office.

3. Any and all matters shown on the plat of survey by Ragan-Smith-Murphy & Associates, Inc. dated July 29, 1981.

4. Any and all matters which a physical inspection of the Property would reveal.

7074 09/05 727.50 CHECK

5. Any and all restrictions, covenants, conditions, zoning ordinances, rights of way and easements of record, if any, affecting said Property.

This is improved property, known as 1191 Murfreesboro Road.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of September, 1981, by its duly authorized officer on said day and date.

BIG "O" OVENS, INC.

By _____
HENRY R. HILLENMEYER,
Executive Vice-President

[STATE OF TEXAS]
[COUNTY OF HARRIS]
[The actual consideration or value, whichever is greater, for]
[this transfer is $275,000.00.]
[THIRD NCS REALTY COMPANY]
[ ]
[By: Charles B. Upchurch]
[Title: Ass't. Real Estate]
[Manager]
[Subscribed and sworn to before me this 8th day of]
[September, 1981.]
[ ]
[Colette M. Mocniak]
[Notary Public]
[My commission Expires: 9-6-85]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patrick L. Alexander, a Notary Public of the State and County aforesaid, personally appeared Henry R. Hillenmeyer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice-President of BIG "O" OVENS, INC., the within named bargainor, a corporation, and that he as such Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of September, 1981.

Patrick L. Alexander
Notary Public

My Commission Expires: 7/21/85

RUSH

IDENTIF. REFERENCE

SEP 9 1 13 PM '81

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

659112

EXHIBIT "A"

A tract of land in the First Civil District, Metropolitan Nashville-Davidson County, Tennessee, formerly the Second Civil District of Davidson County, Tennessee, lying southwest of Murfreesboro Road and northwest of Glengarry Drive and being Lot No. 1 on the plan of Glengarry Park Commercial Development, Section II, of record in Book 4175, page 16, Register's Office for Davidson County, Tennessee, as revised in Book 4175, page 122, said Register's Office and in Book 4255, page 672, said Register's Office, and being more particularly described as follows:

BEGINNING at an iron pin set on the southwesterly right-of-way line of Murfreesboro Road at the northerly end of the southwesterly return curve at the intersection of Murfreesboro Road and Glengarry Drive and proceeding as follows: with said return southwestwardly with a 25-foot radius curve to the right 39.27 feet to an iron pin set on the northwesterly right-of-way line of Glengarry Drive; said curve has a chord bearing and distance of S 3° 49' 00" E 35.355 feet; thence, with the northwesterly right-of-way line of Glengarry Drive S 41° 11' W 25.00 feet to an iron pin set; thence, with a 290.11-foot radius curve to the left 124.81 feet to an existing iron pin, said curve has a chord bearing and distance of S 28° 51' 30" W 123.852 feet; thence, leaving said drive N 74° 09' W 68.30 feet to an existing iron pin; thence, N 48° 46' W 140.10 feet to an existing iron pin; thence, N 41° 17' 48" E 200.10 feet to an existing iron pin on the southwesterly right-of-way of Murfreesboro Road; thence, with the southwesterly right-of-way of Murfreesboro Road, S 48° 49' 00" E 150.00 feet to the point of beginning and containing 35,850 square feet, more or less, or 0.823 of an acre, more or less.

BEING the same property conveyed to Big "O" Ovens, Inc., a Tennessee Corporation, by deed from Union Oil Company of California, a California corporation, of record in Book 5732, page 787, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5792 PAGE 636

FOR _____

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
			715.00	CO TX
			.50	PRFEE
			12.00	DEED
			CHECK	727.50
			7074A09/09/01 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 9 1 1 2

IDENTIF. REFERENCE

SEP 9 1 13 PM '01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 842606