379991

This Instrument Prepared By:
BASS, BERRY & SIMS (WBJ)
2700 First American Center
Nashville, Tennessee 37238

IDENTIF. REFERENCE

BOOK 5852 PAGE 664

WARRANTY DEED

FEB 16 4 23 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Pizza Entertainment Centers, Inc. 4009 Barrett Drive P. O. Box 17885 Raleigh, N.C. 27619	Same	106-116

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, McDowell Development Corporation, a Tennessee corporation, ("Grantor") has bargained and sold and by these presents does hereby transfer and convey unto Pizza Entertainment Centers, Inc., a North Carolina corporation, ("Grantee") its successors and assigns, the following described property, to-wit:

A tract of land in the First, formerly Sixth, Civil District of Davidson County, Tennessee, being Lot 21 and Section 17, The Plus Park, of record in Book 5190, page 608, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument on the northwesterly R.O.W. of Plus Park Boulevard at the southwesterly corner of Lot No. 10, Section Ten, The Plus Park, of record in Book 4595, page 76, R.O.D.C., Tennessee; thence,

1. With the northwesterly R.O.W. of Plus Park Boulevard, S 60° 58' 04" W, 10.94' to an iron pin in concrete at the beginning of a curve; thence,

2. Southwesterly with said curve, the curve having a radius of 418.44' and a central angle of 48° 13' 55" (and a chord bearing and distance of S 36° 51' 07" W, 341.936'), a distance of 352.24' to a concrete monument at the northeasterly corner of Lot No. 7, Section 7, The Plus Park, of record in Book 4470, page 108, R.O.D.C., Tennessee; thence,

3. With the common line of Lot No. 7 and the property herein described N 77° 11' 34" W, 269.59' to a concrete monument on the easterly R.O.W. of I-24; thence,

4. With the easterly R.O.W. of I-24, N 1° 49' 50" E, 106.36' to an iron pin; thence,

5. N 2° 17' 11" W, 124.30' to a manhole at the southwesterly corner of Lot No. 13, Section 13, The Plus Park, of record in Book 4300, page 191, R.O.D.C., Tennessee; thence,

6. With the southerly line of said Lot No. 13, N 57° 56' 41" E, 413.61' to a point in a drain at the northwesterly corner of Lot 10, Section Ten, The Plus Park of record in Book 4595, page 76, said Register's Office; thence,

7. With the common line between Lot 10 and property herein described, S 29° 05' 21" E, 264.14' to the point of beginning, containing 3.287 acres.

Being a part of the property conveyed to McDowell Development Corporation by quitclaim deed from Life & Casualty Insurance Company of Tennessee, of record in Book 5478, page 418, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1982 taxes, which have been prorated and assumed by the Grantee; restrictive covenants of record in Book 4530, page 348, as amended by instrument of record in Book 5852, page 662, said Register's Office; applicable building and zoning regulations; the storm sewer, drainage, and utility easements, anchor easements, setback lines, and restrictions and conditions set forth on the recorded plan of Section 17, The Plus Park or on the plat of record in Book 4300, page 77, said Register's Office; and the sewer easements set forth in the conveyances of record in Book 3533, page 433 and Book 4593, page 952, said Register's Office.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers on the date appearing in the acknowledgment below, to make this conveyance on the 16th day of February, 1982.

McDOWELL DEVELOPMENT CORPORATION

By: _____

Its: _____

ATTEST:

_____

Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5852 PAGE 666

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert A. McDowell, Jr. and Charles R. Honeycutt, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of McDowell Development Corporation, the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert A. McDowell, Jr. as such President, and attesting thereto by Charles R. Honeycutt as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of February, 1982.

Emma N. Poole
NOTARY PUBLIC

My Commission Expires:

1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property is $106,000.00.

D. Reid Houk
Affiant

Sworn to and subscribed before me, this 16th day of February, 1982.

William H. Key Jr.
NOTARY PUBLIC

My Commission Expires:

October 20, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5852 PAGE 667

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

106000.00- CO
275.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 295.10-
2922AC2/16/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37991

IDENTIF. REFERENCE

FEB 16 4 23 PM '82

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 867444