Address New Owner:

Bagby, Alai, & Kane
c/o John M. Kane
865 Providence Hwy.
Ledham, Mass. 02026

Send Tax Bills:

Pizza Inn, Inc.
2930 Stemmons Fwy.
Dallas, Texas 75247

Map-Parcel Numbers

Map 60-8
Parcel 76
Field Bk 12DZ00810

WARRANTY DEED JMK

BOOK 5910 PAGE 4

THIS INDENTURE, made and entered into this 31st day of December 1979, by and between Frances Ann Properties, Inc. a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Joseph R. Bagby of West Palm Beach, FL, George J. Alai of Randolph, NJ, and John M. Kane of Westwood, MA, 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 Joseph R. Bagby of West Palm Beach, FL, an undivided 53.3% interest as a tenant in common, unto George J. Alai of Randolph, NJ, an undivided 26.7% interest as a tenant in common and unto John M. Kane of Westwood, MA, an undivided 20% interest as a tenant in common, Grantees the following described real estate, situated and being in Nashville County of Davidson State of Tennessee: See Attached Exhibit A

Grantor hereby also Grants, Sells, Conveys and Assigns to Grantees as tenants in common in the percentages as aforesaid, its interest as lessor in a certain Lease Agreement dated July 26, 1979 between Grantor as lessor and Pizza Inn, Inc. as lessee a Memorandum of which is recorded in Davidson County Records in Volume 5472 at Page 660.

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.

FRANCES ANN PROPERTIES, INC.

Attest: George J. Alai Asst. Secretary

By John M. Kane Vice President

STATE OF Mass. , COUNTY OF Middlesex

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared John M. Kane with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Frances Ann Properties, Inc. the within named bargainor, a corporation, and that he as such 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 31st day of December 1979. My commission expires 12-16-88

William J. Hayes
Notary Public

BOOK 5910 PAGE 5

STATE OF Massachusetts )

COUNTY OF Norfolk )

The actual consideration or value, whichever is greater, for this transfer is $86,411.15 .

Affiant

Subscribed and sworn to before me, this the 8th day of July, 1982.

Notary Public

My commission expires: Oct. 7, 1988

(Affix Seal)

This instrument prepared by: John M. Kane
865 Providence Hwy.
Dedham, Mass. 02026

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 FRANCES ANN PROPERTIES, INC., a Delaware Corporation by deed of record in Book 5472, page 657, Register's Office for Davidson County, Tennessee.

E 9 4 7 3
MAIL ENV.
IDENTIF. REFERENCE
T
JUL 13 2 00 PM '02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5910 PAGE 7 _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 286411.15- CO | |
| | | | 744.64 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 754.14- | |
| 7592407/13/82 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 9 9 4 7 3

IDENTIF. REFERENCE

JUL 13 2 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891152