Adress New Owner:
Harold Gershman
412 Robert Lane
Beverly Hills, Ca.
90210

Send Tax Bills:
Pizza Inn, Inc.
2930 Stemmons Fwy.
Dallas, Tx. 75247

Map-Parcel Number
Map 60-8
Parcel 76
Field Bk 12DZ00810

WARRANTY DEED

BOOK 5910 PAGE 8

THIS INDENTURE, made and entered into this 21st day of June 1982, by and between Joseph R. Bagby of West Palm Beach, Fl., George J. Alai of Randolph, N.J., and John M. Kane of Westwood, Ma., party of the first part, hereinafter called the Grantor, and Harold Gershman, a widower, of 412 Robert Lane, Beverly Hills, Ca., 90210, as party of the second part, hereinafter called the Grantee,

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 Harold Gershman, a widower, of Beverly Hills, Ca., Grantee 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 Grantee, its interest as lessor in a certain Lease Agreement dated July 26, 1979 between Frances Ann Properties, Inc. 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, his heirs, or succcssors 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 they are lawfully seized in fee of the aforedescribed real estate that they have a good right to sell and convey the same; and that the title and quiet possession thereto they 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.

Joseph R. Bagby

George J. Alai

John M. Kane

State of Florida)
County of Palm Beach) ss.:

Before me, the undersigned authority, on this day personally appeared Joseph R. Bagby, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as his free act and deed.

Given under my hand and seal of office on this the 28th day of June A.D., 1982.

Notary Public

My commission expires:
Notary Public, State of Florida
My Commission Expires May 26, 1986
Bonded Thru Fain - Insc.

7593

State of New Jersey)
County of Morris)ss.:

Before me, the undersigned authority, on this day personally appeared George J. Alai, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as his free act and deed.

Given under my hand and seal of office on this the 25 day of A.D., 1982.

Salvatore Cittadino
Notary Public

SALVATORE CITTADINO
NOTARY PUBLIC, State of New Jersey
My Commission Expires Aug. 15, 1982

My commission expires:

State of Mass)
County of Norfolk)ss.:

Before me, the undersigned authority, on this day personally appeared John M. Kane, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as his free act and deed.

Given under my hand and seal of office on this the 24 day of June A.D., 1982.

Marie Marinelli
Notary Public

My commission expires: Oct. 7, 1988

State of Massachusetts
County of Norfolk)

The actual consideration or value, whichever is greater, for this transfer is $286,411.15.

John M. Kane
Affiant

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

Marie Marinelli
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 Joseph R. Bagby of West Palm Beach, FL, an undivided 53.3% interest as tenant in common, George J. Alai of Randolph, N.J., 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, by deed of record in Book _____ , page _____, Register's Office for Davidson County, Tennessee.

MAP ENT.
IDENTIF. REFERENCE
JUL 13 2 01 PM '82
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
C 8 9 4 7 4

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

RECEIVED OF _____

FOR BOOK 5910 PAGE 11

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-	
7593A07/13/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 3 9 0 4 7 4

IDENTIF. REFERENCE

JUL 13 2 01 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 891153