OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY
ROBERT J. WALKER, ESQ.
2700 First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 6030 PAGE 905

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David K. Wachtel, Jr.	Same	133-114
(NAME)	(NAME)	
503 Halls Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison 37115 TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,* and other good and valuable consideration, including the assumption by David K. Wachtel, Jr. (hereinafter "Grantee") of the indebtedness evidenced by a note and deed of trust in favor of Fidelity Federal Savings & Loan Association in Lewisburg, Tennessee of record in Book 5104, p. 889 RODCT, which by the acceptance of this deed Grantee expressly assumes, the receipt of all of which consideration is hereby acknowledged by Pizza Management, Inc., a Texas corporation (hereinafter "Grantor"), Grantor

has ~~XXX~~ *this day bargained and sold, and do/es hereby transfer and convey unto the said* Grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* Land in Davidson County, Tennessee, being Lot No. 2 of Windlands Center Subdivision, as recorded in Plat Book 4675, page 138, Register's Office for said County, and being located in the 32nd Councilmanic District, Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated March 29, 1983, as follows:

BEGINNING at an iron pin set in the northeasterly right-of-way line of Nolensville Road at the southwesterly common corner of Lots 2 and 3, said pin being 1414.05 feet northerly from Elysian Fields Road as measured along the right-of-way line of Nolensville Road; thence with the right-of-way line of Nolensville Road, N 41° 09' 25" W a distance of 163.00 feet to an iron pin set; thence, leaving said line N 48° 50' 35" E a distance of 190.00 feet to an iron pin set; thence, S 41° 09' 25" E a distance of 163.00 feet to an iron pin set, thence, S 48° 50' 35" W a distance of 190.00 feet to the point of beginning, and containing 30,970 square feet or 0.71 of an acre, more or less.

BEING the same property conveyed to Pizza Management, Inc., a Texas Corporation, by deed from Windlands Center, a partnership composed of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., of record in Book 5042, page 23, Register's Office for Davidson County, Tennessee.

TOGETHER with all improvements thereon and all furniture, fixtures, equipment, and personal property of whatever kind and nature owned by Grantor and located on the above-described real estate, and together with all rights to any appurtenant property, reversionary interests, or easements which may now or hereafter benefit the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $487,309.97

Affiant

Subscribed and sworn to before me, this the 31st day of March 1983

Notary Public

My commission expires: May 10, 1986 (Affix Seal)

This is unimproved ( ) improved (X) property, known as Lot 2, Windland Center Subdivision, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ~~successors~~, *heirs and assigns forever.* Grantor *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* ; except for deed of trust in Book 5104, p. 889 and current taxes which have been prorated and assumed by Grantee. *

Grantor *further covenants and binds* itself, its successors and assigns ~~XXXXXXXXXXXXXXXX~~ *to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* March, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PIZZA MANAGEMENT, INC., A TEXAS CORPORATION

ATTEST:

By: Arturo G. Torres, President

Watt Murrah, Assistant Secretary

OFFICIAL RECEIPT

7527

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6030 PAGE 906

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this.....day of.....*, 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Betty B. Simmons *, a Notary Public of the State and County aforesaid, personally appeared* Arturo G. Torres *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Pizza Management, Inc., a Texas Corporation *, the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 31st *day of* March *, 19*83

Betty B Simmons *Notary Public*

Commission expires May 10, 1986

* and

General Assignment of Present and Future Lease, of record in Book 5104, page 894, Register's Office for Davidson County, Tennessee, from Pizza Management, Inc., to First Federal Savings and Loan Association of Lewisburg.

Financing Statement of record in Book 5104, page 899, Register's Office for Davidson County, Tennessee, Pizza Management, Debtor and First Federal Savings and Loan Association of Lewisburg, Secured Party.

An overhead service line across the southwest corner of premises, as shown on survey made by Ragan-Smith-M urphy & Associates, Inc., dated March 29, 1983.

H 3 9 6 3 3

IDENTIF. REFERENCE

APR 1 1 53 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

WARRANTY DEED

FROM

PIZZA MANAGEMENT, INC.

TO

DAVID K. WACHTEL, JR.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6030 PAGE 307

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			487309.97- CO	
			1266.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1273.48-	
7527A	04/01/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

APR 1 1 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 3 9 6 3 3

No. 939346