OFFICIAL RECEIPT

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy L. Nevius and wife, Karen L. Nevius	Pizza Inn, Inc. (NAME)	26:78
1013 Eastlake Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 22247 (STREET ADDRESS)	
Springfield, Ill. 62707 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75222 (CITY) (STATE) (ZIP)	BOOK 6156 PAGE 701

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martin Luke and wife, Ruth E. Luke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Nevius and wife, Karen L. Nevius

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5089, page 806, Register's Office for said County, payable to Allied Lakewood Bank, Trustee.

The property described in Exhibit A is conveyed subject to the following:

1. 1983 Metropolitan Government taxes.
2. Lease Agreement of record in Book 5089, page 794, said Register's Office.
3. Clearance Permit of record in Book 980, page 583, said Register's Office.
4. Water line agreement of record in Book 3994, page 594, said Register's Office.
5. Building setback line and conditions of survey by Wm. Collier Parrish Associates referred to in Book 4314, page 399, said Register's Office.
6. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 2418 North Gallatin Road, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CHECK 10/13 607.50 4861

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12 day of October, 19 83

Martin Luke — Ruth E. Luke

Martin Luke

Ruth E. Luke

OFFICIAL RECEIPT

STATE OF Virginia)

COUNTY OF Albemarle)

BOOK 6156 PAGE 702

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Luke and wife, Ruth E. Luke, the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at County of Albemarle, this 12 day of Oct, 1983.

My Commission Expires

Commission Expires: October 15, 1983

Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Martin Luke and wife,

Ruth E. Luke

TO

Jimmy L. Nevius and wife,

Karen L. Nevius

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 230,000.00

Subscribed and sworn to before me this 13 day of October, 1983

My Commission Expires: 7/21/85

Notary Public

OFFICIAL RECEIPT

EXHIBIT A

BOOK 6156 PAGE 703

Land in the Tenth Civil District of Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August 16, 1962 and September 7, 1962, as follows:

Beginning at a point in the northerly margin of Gallatin Road, being U. S. Highway 31-E said point of beginning established as follows: Beginning at a point in the center of said road at the westerly approach to the bridge crossing Mansker's Creek; thence with the center of said margin, westerly 900 feet to the point; thence at right angles to the center of said road; North 6° 29' west 69 feet to the point of beginning; thence with the northerly margin of said road, south 83° 31' west 100 feet to a point; thence leaving said northerly margin north 6° 29' west 300 feet to a point; thence north 83° 31' east 100 feet to a point; thence south 6° 29' east 300 feet to the point of beginning.

The following easements are herein conveyed as part of this conveyance:

EASEMENT NO. I: A tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described as follows: A twenty (20) foot easement across a portion of Parcel 69, Map 26, and beginning at a point approximately 50 feet west of the northwest corner of Parcel 65, Map 26, and the center line of said easement continuing in a northeasterly direction to where said center line of said easement crosses the easterly line of Parcel 69, Map 26, into Parcel 62, Map 26, at approximately 50 feet from the northeast corner of Parcel 65. (This easement is subject to Easement Contract of record in Book 4344, page 113.)

EASEMENT NO. II: A tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeast corner of Parcel 65, Map 26, and proceeding in an easterly direction 200 feet to a point, said point being 300 feet from the margin of Gallatin Road; thence south 83° 31' 300 feet to a point; thence parallel with the 200 foot line westwardly 200 feet to the easterly line of Parcel 69, Map 26 and following said line southerly south 83° 31' to the point of beginning at the northeast corner of Parcel 65, Map 26. (This easement is subject to Easement Contract of record in Book 4344, page 113.)

Being the same property conveyed to Martin Luke and Ruth E. Luke, husband and wife, as joint tenants, by deed from Lone Star Development Corporation, of record in Book 5089, page 814, Register's Office for Davidson County, Tennessee.

H 7.9 8 8 2

IDENTIF. REFERENCE

Oct 13 3 48 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6156 PAGE 704

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

230000.00- CAMT.
598.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 607.50-
4861A10/13/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 8 8 2

IDENTIF. REFERENCE

OCT 13 3 40 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 985920