OFFICIAL RECEIPT

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 6217 PAGE 230

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

H. Ted Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1984

Linda Cantrell
Notary Public

MY COMMISSION EXPIRES: 12/20/85

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Ted Jones et ux (NAME)	same (NAME)	Map 106
Bethel Road, P. O. Box 109 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 116
Greenbriar, Tennessee 37073 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	GDA-1252

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, PIZZA ENTERTAINMENT CENTERS, INC., A NORTH CAROLINA CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. TED JONES AND WIFE, JANE D. JONES

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 attached Exhibit "A".

This conveyance is subject to the following:

1. The Plan of record in Book 5190, page 608, said Register's Office, shows a 25' minimum building setback line from Plus Park Boulevard, a 15' public utility and drainage easement on front, southwest and northeast lot lines, and a public utility and drainage easement on easterly rear line containing an 8" sewer line, a 20' public utility and drainage easement on rear lot line, a 10' drainage easement crossing southwest corner, a 2.5 x 30' anchor easement on south lot corner, a 5 x 30' anchor easement on southerly lot line.

2. Declaration of Covenants, conditions and restriction, including but not limited to assessments, charges and Liens, contained in an instrument of record in Book 4530, page 348, as amended in Book 5852, page 662, Register's Office for said County.

3. Easement for drainage facility 50 feet by 11.08 feet granted the State of Tennessee by instrument of record in Book 5954, page 320, said Register's Office.

4. Easements for Sewers of record in Book 3533, page 433, and Book 4593, page 952, said Register's Office.

CHECK 01/19 230.50- 7503

unimproved (x)
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 hands this 17th day of January, 1984

Pizza Entertainment Centers, Inc. Attest:

By: _____ By: _____

J. B. Parker, Jr., President Gil Lyons, Secretary

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County
Wake ~~XXXXX~~ North Carolina

Before me, Suzanne C. Tull, a Notary Public within and for the State and County aforesaid, personally appeared J. B. Parker, Jr. and Gil L. Lyons with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary respectively of the Pizza Entertainment Centers, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. B. Parker, Jr. as such President, and attesting the same by the said Gil L. Lyons as such Secretary

Witness my hand and official seal at office at Raleigh, North Carolina on this the 17th day of January, 19 84.

My commission expires December 14, 1988

Suzanne C. Tull
Notary Public

SUZANNE C. TULL NOTARY PUBLIC

WARRANTY DEED

FROM

Pizza Entertainment Centers, Inc.

TO

H. Ted Jones and wife, Jane D. Jones

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

Exhibit A

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To the deed from Pizza Entertainment Centers, Inc., to H. Ted Jones and wife, Jane D. Jones.

A tract of land in the First, formerly Sixth, Civil District of Davidson County, Tennessee, being Lot 21, 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 right-of-way of Plus Park Boulevard at the southwesterly corner of Lot No. 10, Section Ten, The Plus Park, of record in Book 4595, page 76, Register's Office for said County; thence with the northwesterly right-of-way of Plus Park Boulevard South 60° 58' 04" West, 10.94 feet to an iron pin in concrete at the beginning of a curve; thence, Southwesterly with said curve having a radius of 418.44 feet and a central angle of 48° 13' 55" (and a chord bearing and distance of South 36° 51' 07" West 341.936 feet), a distance of 352.24 feet to a concrete monument at the northeasterly corner of Lot No. 7, Section 7, The Plus Park of record in Book 4470, page 100, said Register's Office; thence with the common line of Lot No. 7 and the property herein described North 77° 11' 34" West 269.59 feet to a concrete monument on the easterly right-of-way of I-24 thence, with the easterly right-of-way of I-24 North 1 49' 50" East 106.36 feet to an iron pin; thence, North 2° 17' 11" West 124.30 feet to a manhole at the southwesterly corner of Lot No. 13. Section 13, The Plus Park, of record in Book 4300, page 191, said Register's Office; thence, with the southerly line of said Lot No. 13, North 57° 56' 41" East 413.61 feet 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 with the common line between Lot 10 and property herein described, South 29° 05' 21" East 264.14 feet to the point of beginning containing 3.287 acres.

Being the same property conveyed to Pizza Entertainment Centers, Inc., a North Carolina Corporation, by deed from McDowell Development Corporation, A Tennessee Corporation of record in Book 5852, page 664, said Register's Office.

H 9 8 5 9 6

IDENTIF. REFERENCE

JAN 19 3 22 PM '94

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

85000.00- CAMT.
221.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 230.50-
7503A01/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H98596

IDENTIF. REFERENCE

JAN 19 3 22 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 7888