CORPORATE FORM

WARRANTY DEED

30433

Reference: _____

THIS INDENTURE, made and entered into this 28th day of December 19 84, by and between

Barko Realty, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Texas ~~book 6529 page 93~~ party of the first part, and

Pizza Inn of Delaware, Inc., a Delaware corporation whose address is 2930 Stemmons Fwy., Dallas, TX 75247-6103 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 party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

See attached Exhibit A for legal description

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.

ATTEST:

Gayle Cannon, Asst. Secretary

Barko Realty, Inc.

By: R. D. Phillips, Vice President

STATE OF ~~TENNESSEE~~ Texas, COUNTY OF ~~SHELBY~~ Dallas

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared R. D. Phillips with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Barko Realty, Inc. the within named bargainor, a corporation, and that he as such Vice 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 at office this 28th day of December 19 84

My commission expires 12/15/88

Jean Brown

Notary Public

(FOR RECORDING DATA ONLY)

Property address 6399 Charlotte Pike

Owner's Mail tax bills to: (Person or Agency responsible for payment of taxes)

Pizza Inn of Delaware, Inc.
P. O. Box 660193
Dallas, TX 75266-0193

This instrument prepared by:
Gayle Cannon, Assoc. Gen. Counsel
P. O. Box 660193; Dallas, TX 75266-0193

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of December 19 84

Notary Public Jean Brown
State of Texas

Map 103-1
Par 19.1a

5532

LAND in the Eighth (8th) Civil District of Davidson County, Tennessee, being Lot No. 1 on the Jackson-Shepherd Subdivision of record in Book 4660, page 139, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made November 26, 1974, by John Coode, Surveyor, as follows:

BEGINNING at a monument on the southeasterly margin of Charlotte Pike, said beginning point being the northwest corner of property conveyed to Shell Oil Company, said Shell Oil Company property being further identified as Parcel No. 129 on Metropolitan Property Map No. 103-1; thence south 49° 16' 58" east 175 feet to a monument; thence south 49° 16' 58" east 25 feet to a point; thence south 40° 43' 0" west 143.16 feet to a point in the northeasterly margin of Watts Lane; thence north 51° 24' 10" west 174.20 feet to a monument; thence 40.19 feet around a curve the radius of which is 25 feet to a monument in the southeasterly margin of Charlotte Pike; thence north 40° 43' 0" east 124.62 feet along the southeasterly margin of Charlotte Pike to the point of beginning.

BEING the same property conveyed to Barko Realty, Inc., by deed from Jesse J. Jackson and Myrtle E. Shepherd of record in Book 4875, page 69, Register's Office for Davidson County, Tennessee.

I 9 5 3 9 6

IDENTIF. REFERENCE

APR 9 2 51 PM '85

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6529 PAGE 937

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 786.50-
6532A04/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 3 9 6

T
IDENTIF. REFERENCE

APR 9 2 51 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 123517