Map 103-1
P-19

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of April, 1987, by and between PIZZA INN OF DELAWARE, INC., a corporation organized and existing under and by virtue of the laws of the state of Delaware, party of the first part, and PIZZA INN, INC., whose address is 2930 Stemmons Freeway, P. O. Box 660193, Dallas, Texas 75266-0193, party of the second part.

BOOK 7250 PAGE 764

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt (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 all of its right, title and interest to the following described real estate, situated and being in Nashville County of DAVIDSON state of TENNESSEE:

(See attached Exhibit A which in incorporated herein by reference)

This conveyance is made and accepted subject to all and singular the restrictions, easements, conditions, covenants and reservations, if any, of record applicable to and enforceable against the above described premises.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any way 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 convenant with the said party of the second part that 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:

By: Gayle Cannon
Gayle Cannon, Secretary

PIZZA INN OF DELAWARE, INC.

By: R. D. Phillips
R. D. Phillips, Vice President

STATE OF TEXAS, COUNTY OF 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 Pizza Inn of Delaware, 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 23rd day of April, 1987.

My commission expires December 15, 1988

Jean Brown
Jean Brown, Notary Public
State of Texas

IDENTIFICATION REFERENCE
MAY 20 3 16 PM '87
3055

(FOR RECORDING DATA ONLY)

Property address: 6399 Charlotte Pike
Mail tax bills to:
Tax Department
Pizza Inn, Inc.
P. O. Box 660193
Dallas, TX 75266-0193

This instrument prepared by:
Gayle Cannon, General Counsel
Pizza Inn, Inc.; P. O. Box 660193
Dallas, TX 75266-0193

State tax _____ $_____
Register's fee _____ $_____
Recording fee _____ $_____
Total _____ $_____

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 $155,667, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gayle Cannon
Gayle Cannon, Affiant

Subscribed and sworn to before me this the 23rd day of April, 1986.

Jean Brown
Jean Brown, Notary Public, State of Texas

TN006
6399 Charlotte Pike
Nashville (Davidson) TN

DESCRIPTION:

EXHIBIT A

BOOK 7250 PAGE 766

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 Pizza Inn of Delaware, Inc., a Delaware corporation by warranty deed from Barko Realty, Inc., of record in Book 6529, page 935, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7250 PAGE 767

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

155667.00- CAMT.
435.96 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 445.46-
2532A05/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3055 0

IDENTIFICATION REFERENCE

MAY 28 3 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86975