This instrument was prepared by: RODERICK CUSHMAN, Mill Hill Road, Millneck, New York 11765

87-2435

B-2649

WARRANTY DEED

MST Tract Reference: 1592

THIS INDENTURE, made and entered into this 30th day of December, 1986, by and between

RUTH von FLOTOW, ARABELLASTRASSE 5, 8 MUNICH, WEST GERMANY party of the first part, and

PEBBLE HILL ASSOCIATES, MILL HILL ROAD, MILL NECK, NEW YORK 11765 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 CITY OF MADISON County of DAVIDSON, State of Tennessee:

BOOK 7270 PAGE 172

SEE ATTACHED SCHEDULE A
351 ~~605~~ GALLATIN ROAD
MADISON, DAVIDSON COUNTY, TENNESSEE

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, his heirs, 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 he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, Except for Covenants, Restrictions, Leases and Mortgages of Record.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written—

WITNESS

Ruth von Flotow
RUTH VON FLOTOW

NEW YORK NASSAU
STATE OF ~~TENNESSEE~~, COUNTY OF ~~SHELBY~~

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RUTH VON FLOTOW

to me known to be the person.... described in and who executed the foregoing instrument, and acknowledged that S.he.... executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of December 19 86

My commission expires March 30, 1987 Notary Public, State of New York No. 30-4701243 Qualified in Nassau County Commission Expires March 30, 1987

Veronica F Cushman
Notary Public

(FOR RECORDING DATA ONLY)

Property address 351 GALLATIN ROAD, MADISON

Owner &
Mail tax bills to: (Person or Agency responsible for payment of taxes)
DICK BARTON PIZZA HUT INC
9111 E. DOUGLAS, P.O. BOX 428
WICHITA, KANSAS 67201

Map # 43-9-18 Parcel 12

This instrument prepared by:

State tax $
Register's fee .50
Recording fee $6.00
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 $1,955.00 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 16th day of June 1987

Notary Public

Commission expires My Commission Expires July 10, 1990

Mid-South Title Insurance Corporation
P. O. BOX 432, MEMPHIS, TENN.

Form 85 Revised 4/10/79

SCHEDULE A--(continued)

Madison, Davidson County, Tennessee
351 ~~605~~ Gallatin Road

Being part of Lot 1 on the Map of the Division of the Gee Lands, as recorded in Book 332, page 74, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING AT A POINT in the westerly margin of Gallatin Road, being 384.69 feet from the south end of return of Williams Street,

thence along the westerly right of way line of Gallatin Road along a curve with a radius of 2834.8 feet for a distance of 100.07 feet,

thence leaving the right of way of Gallatin Road North 83 degrees 30 minutes west for a distance of 185.08 feet to an iron pin in the east line of a 25-foot alley,

thence along the easterly line of alley, north 06 degrees and 30 minutes east for a distance of 100 feet to an iron pin,

thence south 83 degrees and 30 minutes east for a distance of 181.51 feet to the POINT OF BEGINNING and containing 18,330. square feet.

Being the same property conveyed to Third Tarbert Properties, Inc., by deed from Pizza Hut of Knoxville Corporation, as of record in Book , page , said Register's Office.

3.7028

IDENTIFICATION REFERENCE

JUN 16 4 13 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7270 PAGE 174

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
			1955.00- CANT, 5.50 CSTAX .50 PREC- 6.00 WDEED CHECK 12.00- 9999A06/16/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.028.

IDENTIFICATION REFERENCE

JUN 16 4 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94281