THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

BOOK 7958 PAGE 986

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Piccadilly Cafeterias, Inc. Same Map #106
3232 Sherwood Forest Blvd. Parcel #74
Baton Rouge, LA 70821

73332

IDENTIF. REFERENCE

OCT 11 2 59 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this 10th day of October 1989.

Notary Public

My commission expires: 7/24/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, THIRD NATIONAL BANK, AS EXECUTOR OF THE ESTATE OF W. L. HAGAN, DECEASED, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto PICCADILLY CAFETERIAS, INC., a Louisiana corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee as described on Exhibit A attached hereto and incorporated herein by reference. Subject, however, to those exceptions shown on Exhibit B.

This is unimproved property known as 874 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey said land, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this 10 day of October, 1989.

THIRD NATIONAL BANK,
as Executor of the Estate of
W. L. Hagan, deceased

By: Thomas A. Allen
Thomas A. Allen
Its: Vice-President and Trust
Real Estate Officer

Attest: Robert M Paver
Its: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, John T. Cook, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President and Trust Real Estate Officer of THIRD NATIONAL BANK, AS EXECUTOR OF THE ESTATE OF W. L. HAGAN, DECEASED, and that he as such Vice-President and Trust Real Estate Officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself this 10th day of October, 1989.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1989.

John T. Cook
Notary Public
My Commission Expires: 7/24/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more particularly described according to a Boundary and Topographic Survey by John O. Spry, Registered Land Surveyor, Tennessee No. 727, for Ragan-Smith-Murphy and Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, dated 22 June 1989, revised 25 July 1989, as follows, to wit:

BEGINNING at an iron pin found in the easterly right-of-way line of Wilhagen Road at the southwesterly corner of that parcel of land conveyed to Motborral, an Ohio Partnership, by instrument of record in Book 7254, page 182, Register's Office for Davidson County, Tennessee; thence,

1. With the southerly line of said tract, South 65° 08' 01" East, 402.41 feet to an iron pin found; thence,

2. With a part of the westerly line of that parcel of land conveyed to the State of Tennessee by instrument of record in Book 1303, page 291, and the westerly line of that parcel of land conveyed to Mandell L. Cypress and Jerome B. Guttman by instrument of record in Book 4229, page 605, Register's Office for Davidson County, Tennessee, South 16° 15' 50" West, 425.96 feet to an iron pin found; thence,

3. With the northerly right-of-way line of Murfreesboro Pike, 292.28 feet along the arc of a curve to the left having a radius of 1,991.90 feet, a central angle of 08° 24' 26", and a chord bearing and distance of North 60° 58' 17" West, 292.02 feet to an iron pin found; thence,

4. With said right-of-way line, North 65° 07" 00" West, 117.83 feet to an iron pin found; thence,

5. 39.17 feet along the arc of a return curve to the right, having a radius of 25.00 feet, a central angle of 89° 46' 37", and a chord bearing and distance of North 20° 05' 32" West, 35.29 feet to an iron pin found; thence,

6. With the easterly right-of-way line of Wilhagen Road, North 24° 46' 37" East, 79.06 feet to an iron pin found; thence,

7. With said right-of-way line, 181.98 feet along the arc of a curve to the left, having a radius of 1,175.92 feet, a central angle of 08° 52' 01", and a chord bearing and distance of North 20° 26' 06" East, 181.80 feet to an iron pin found; thence,

8. With said right-of-way line, North 15° 58' 19" East, 116.06 feet to the point of beginning, and containing 165,610 square feet or 3.802 acres, more or less.

Being a part of the same property conveyed to Horace T. (H. T.) Hagan by deed from Betty Hagan, as shown of record in Book 417, page 419, Register's Office for Davidson County, Tennessee, the said Horace T. (H. T.) Hagan having since died intestate and being survived by W. L. Hagan as his only heir at law and presently vested in Third National Bank as Executor of the Estate of W. L. Hagan, Deceased, pursuant to Letters Testamentary of record in the Department of the Probate for Davidson County, Tennessee, in Minute Book 316, page 864, and by Will of record in Will Book 160, page 172, Probate Clerk's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1990 taxes, a lien but not yet due and payable.

2. Such state of facts as an accurate survey would disclose.

3. No plan of record recorded. Referenced plat shows property lies in the flood zone.

4. General permit or easement granted to Southern Bell Telephone and Telegraph Company dated 3/27/39, of record in Book 1066, page 395, Register's Office.

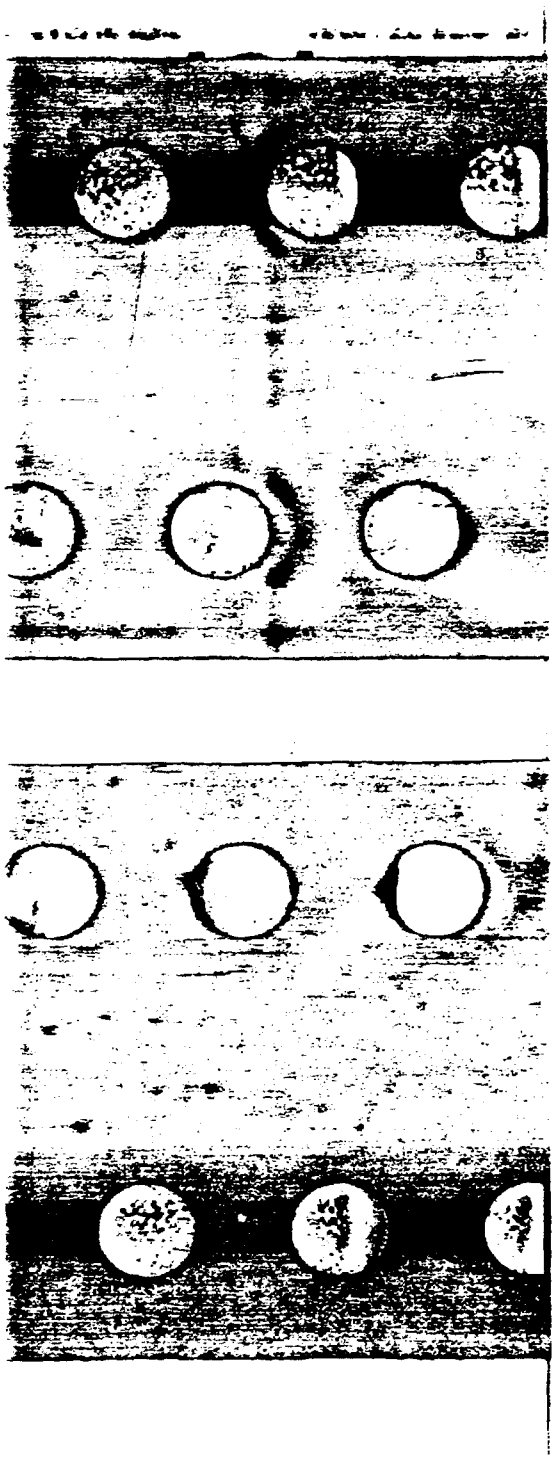
5. Lease for advertising sign purposes to the Lamar Corporation dated 3/2/83 of record in Book 6920, page 853, said Register's Office.

6. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee dated 5/1/74, of record in Book 4816, page 304, said Register's Office.

7. Deed of conveyance of sewer lines to Metro Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services dated 7/10/74 of record in Book 4842, page 185, said Register's Office.

8. Deed of conveyance of water mains in Wilhagan Road (road borders subject property) to Metro government dated 4/10/67 of record in Book 4133, page 631, said Register's Office.

4886 10/11 0101 03CHECK 1993.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7958 PAGE 990

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT

600000.00
CON TX 1980.00
PRFEE 1.00
WDEED 12.00
TOTAL 1993.00
CHECK 1993.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/89 01 14:59 0001 4886

73332

IDENTIF. REFERENCE

OCT 11 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257060