103-1
PAR 19

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of Sept, 1990 by and between Pizza Inn, Inc., a corporation organized and existing under and by virtue of the laws of the State of Missouri, party of the first part, and Dr. S. L. Sethi and wife Raksha Sethi, 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 County of Davidson, State of Tennessee as more particularly described on Exhibit A. Being the same property conveyed to Grantor herein by Warranty Deed recorded as Instrument Number 7250, in said Register's Office.
page 764

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, EXCEPT for 1990 City and County Property taxes which the party of the second part hereby agrees to assume and pay AND covenants, easements and restrictions of record, zoning restrictions, prohibitions and requirements imposed by governmental authority, if any, and the rights of the public in the in the said real estate and that said party of the first party covenants warrants the title and quiet possession thereto and it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise. 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:

Pizza Inn, Inc.

Secretary

By: Monty Sutherland

Its: Vice President

PIZZA INN, INC. CORPORATE SEAL MISSOURI

6231

IDENTIF. TREFERENCE

OCT 3 2 24 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

RECEIVED

7862 10/03 0101 03CHECK 1000.00

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marty Whitehurst 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 of Pizza Inn, Inc. the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and Official Seal at office this 27th day of September, 1990.

Joni Baker
Notary Public

My Commission expires: 6-13-93

(FOR RECORDING DATA ONLY)

Property address

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

Dr. S. L. Sethi
P. O. Box 1163
Greenwood, Mississippi 38930

This instrument prepared by:
James M. Istok, Esq.
2930 Stemmons Freeway, Dallas, TX 75247-6103

State tax $_____
Register's fee _____
Recording fee _____
Total _____
T.G. # 304463

Return to:

S. L. Sethi
P. O. Box 1163
Greenwood, Mississippi 38930

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 greater than the amount which the property transferred would command at a fair and voluntary sale.

Pam Copeland, Agent
Affiant

Subscribed and sworn to before me this 28 day of September, 1990.

Jane Dusham
Notary Public

My Commission Expires:

2-9-94

Exhibit A

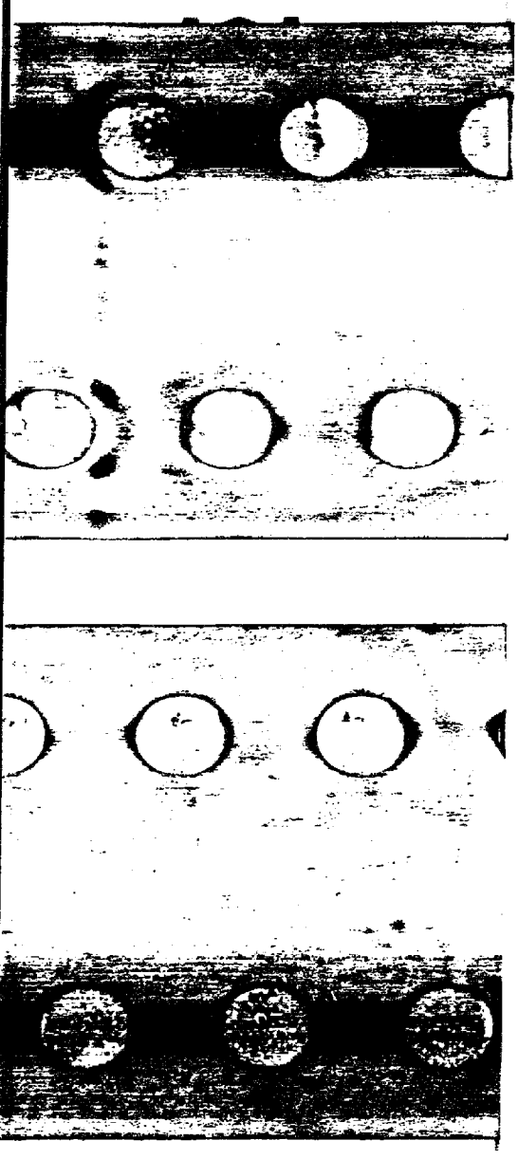
LAND in the Eighth (8th) Civil District of Davidson County, Tennessee, being Lot No. 1 on the Jackson-Shepherd Subdivision of record in Book 4660, page 139, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made November 26, 1974, by John Coode, Surveyor,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

Illegibility or Writing, Typing or Printing in this Document Unsatisfactory When Received.

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



RECEIVED OF _____

FOR _____

BOOK 8209 PAGE 852

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 300000.00
CON TX 990.00
PRFEE 1.00
WDEED 9.00
TOTAL 1000.00
CHECK 1000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/90 01 14:26 0001 7062

62312

IDENTIF. REFERENCE

OCT 3 2 24 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361345