BOOK 9520PG 62 Box 49

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant T. W. Finch

Subscribed and sworn to before me this 14th day of November, 1994.

Notary Public

My Commission Expires: My Commission Expires Sept 26, 1997

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P. O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Luby's Cafeterias, Inc. 2211 Northeast Loop 410 P. O. Box 33069 San Antonio, TX 78265-3069	SAME	Map 86 Parcel 86

94 NOV 14 PM 3:

FELIX DAVIDSON COUNTY, TN

08793

IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORTHLAKE VILLAGE, L.P.**, a Tennessee limited partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto **LUBY'S CAFETERIAS, INC.**, a Delaware corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is unimproved property, located on Old Hickory Boulevard, Nashville, Tennessee.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, 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.

WITNESS my hand this 14th day of November, 1994.

GRANTOR:

NORTHLAKE VILLAGE, L.P.,
a Tennessee limited partnership

By: HERMITAGE NORTHLAKE, INC.,
a Tennessee corporation, General Partner

By: _____

Name: MARK McDONALD

Title: V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark McDonald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of November, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: My Commission Expires Sept 26, 1998

EXHIBIT A

Legal Description

A parcel of land located on Old Hickory Boulevard in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1C on the Resubdivision of Lot 1A, Northlake Village, as of record in Book 7900, page 723, Register's Office for Davidson County, Tennessee, being further described as follows:

COMMENCING at an iron rod in the northeastern Right-of-Way of Old Hickory Boulevard, said iron rod being the common corner between Northlake Village and Hermitage Woods, Phase 2A, as of record in Book 4860, page 62 through 64, Register's Office for Davidson County, Tennessee, thence with the Right-of-Way of Old Hickory Boulevard North 36° 16' 04" West a distance of 8.54 feet to a concrete Right-of-Way monument; thence continuing with said Right-of-Way North 33° 18' 30" West 194.67 feet to an iron rod being the true point of beginning; thence continuing with said Right-of-Way North 33° 18' 30" West a distance of 242.35 feet to an iron rod; thence leaving said Right-of-Way North 11° 41' 30" East a distance of 216.30 feet to an iron rod; thence South 78° 20' 37" East a distance of 171.37 feet to an iron rod; thence South 11° 41' 30" West a distance of 387.78 feet to the true point of beginning. The above described parcel contains 51,760.22 square feet or 1.188 acres, more or less.

BEING a portion of the same property conveyed to Northlake Village, L.P., by General Warranty Deed from TennSouth Properties, Ltd., of record in Book 7986, page 664, Register's Office for Davidson County, Tennessee.

3840 11/14 0101 03CHECK 1811.50

EXHIBIT B

Permitted Encumbrances

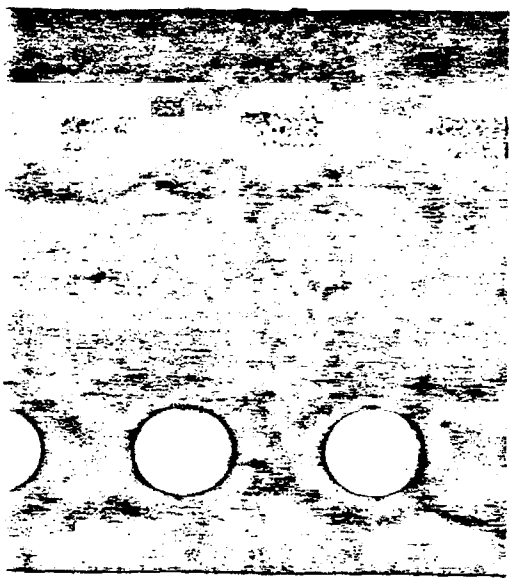
1. 1994 Taxes, which have been prorated and assumed by Grantee.

2. Restrictions contained in instrument of record in Book 7671, Page 959, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of the Resubdivision of Lot 1A, Northlake Village, of record in Book 7900, page 723, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, easements and other matters set forth in instrument of record in Book 7658, Page 108, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the Reciprocal Easements and Restrictions Agreement, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

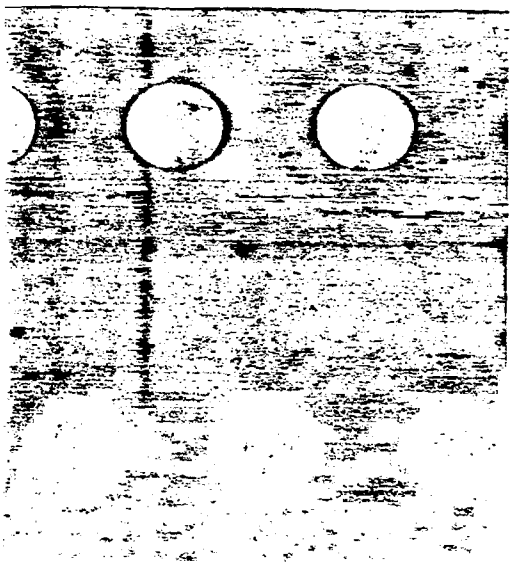
RECEIVED OF _____

FOR _____

BOOK 9520 PG 66

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



CAMT

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 485000.00

CON TX 1794.50
PRFEE 1.00
WDEED 16.00
TOTAL 1811.50
CHECK 1811.50

11/14/94 01 15:55 0001 3840

08793
IDENTIF. & REFERENCE

94 NOV 14 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853920