FILED 10425 PG 277

THE STATE OF TEXAS)
COUNTY OF BEXAR)

The actual consideration or value, whichever is greater for this transfer is $495,412.00.

William E. Robson, Affiant

Subscribed and sworn to before me this 1st day of April, 1997.

Notary Public

CAROLYN J. STEELE
Notary Public State of Texas
My Commission Expires 11-21-97

Please return to:
Commonwealth Land Title Company
1700 Pacific Avenue, Suite 4740
Dallas, Tx. 75201
ATTN: S. Cole

This instrument prepared by:

James R. Hale
Cauthorn Hale Hornberger Fuller
Sheehan & Becker Incorporated
700 N. St. Mary's Street, Suite 620
San Antonio, Texas 78205

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Luby's Restaurants Limited Partnership 2211 Northeast Loop 410 P. O. Box 33069 San Antonio, Texas 78265-3069	Same	Map 86 Parcel 86

SPECIAL WARRANTY DEED

For and in consideration 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, LUBY'S CAFETERIAS, INC., a Delaware corporation, herein called "Grantor," has bargained and sold, and by these presents does transfer and convey, unto LUBY'S RESTAURANTS LIMITED PARTNERSHIP, a Texas limited partnership, herein called "Grantee," and its successors and assigns, the real property described in Exhibit "A" attached hereto and made a part hereof, together with any and all improvements located thereon and any and all tenements, hereditaments, appurtenances and rights appurtenant thereto (the "Property").

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

THIS CONVEYANCE IS SUBJECT to (i) any valid and subsisting easements, restrictions, covenants, conditions and encumbrances applicable to the Property appearing of record in Davidson County, Tennessee, (ii) ad valorem taxes for the year 1997 and subsequent years, and (iii) any existing building and zoning ordinances.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no other.

Dated as of the 1st day of February, 1997.

LUBY'S CAFETERIAS, INC.

By: _____
William E. Robson, Executive
Vice President-Operations

0096940

IDENTIFICATION

97 APR 22 AM 8:00

T:\L24\DEED\NASHVILL.HIC.16

March 19, 1997

BOOK 10425 PG 278

THE STATE OF TEXAS :
:
COUNTY OF BEXAR :

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William E. Robson, with whom I am personally acquainted, and who upon oath acknowledged himself to be Executive Vice President-Operations of Luby's Cafeterias, Inc., the within named bargainor, a corporation, and that he as such Executive Vice President-Operations being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its Executive Vice President-Operations.

Witness my hand and seal on this the 1st day of April, 1997.

Carolyn J. Steele
Notary Public, State of Texas
My commission expires: 11-21-97

NOTARY PUBLIC STATE OF TEXAS
CAROLYN J. STEELE
Notary Public State of Texas
My Commission Expires 11-21-97

2279 04/23 0101 03OHEDN 1840-01

BOOK 10425 PG 279

Nashville, Tenn.
Old Hickory Blvd.

EXHIBIT A

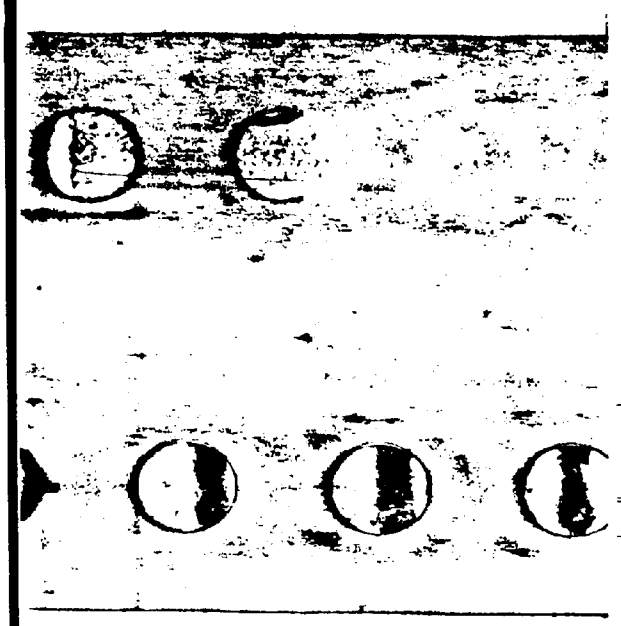
Legal Description

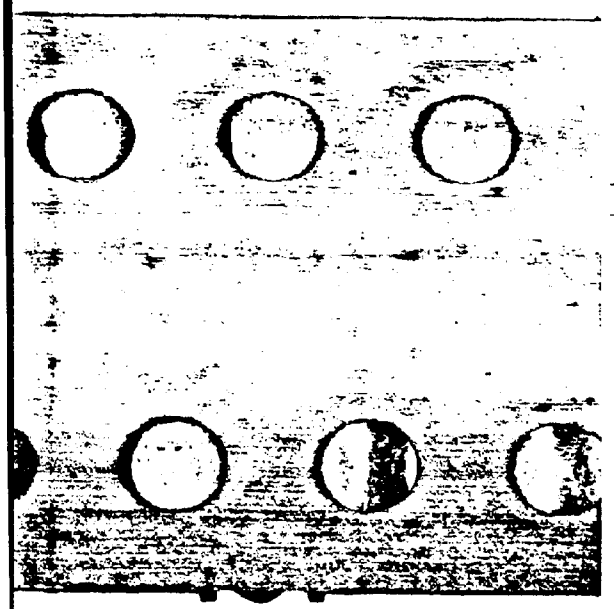
A parcel of land located on Old Hickory Boulevard in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 1C on the Resubdivision of Lot 1A, Northlake Village, as of record in Book 7900, page 723, Register's Office for Davidson County, Tennessee, being further described 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 the same property conveyed to Luby's Cafeterias, Inc., by Warranty Deed dated November 14, 1994, from Northlake Village, L.P., of record in Book 9520, page 62, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF 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 10425 PG 280

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
495412.00
CON TX 1833.03
PRFEE 1.00
WDEED 12.00
TOTAL 1846.03
CHECK 1846.03

04/23/97 01 08:57 0001 2279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296940
IDENTIF. A REFERENCE

97 APR 23 AM 9:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1142408