mail

Address of New Owner
H. Gershman Family Trust
P. O. Box 5333
Beverly Hills. CA 90210

Send Tax Bills:
Pizza Inn. Inc.
2930 Stemmon Fwy.
Dallas. TX 75247

Map-Parcel Number
Map 60-8
Parcel 76
Field Bk 12DZ00810

WARRANTY DEED

BOOK 10675 PG 961

THIS INDENTURE, made and entered into on this 24th day of October, 1997 by and between Harold Gershman, a married man as his sole and seperate property, of 412 Robert Lane, Beverly Hills, California, as party of the first part, hereinafter called Grantor , and Ronald A. Gershman and Harold Gershman, Trustees of The Harold Gershman Family Trust dated August 16, 1972 of P. O. Box 5333, Beverly Hills, California 90210, as a party of the second part, hereinafter called the Grantee,

WITNESSETH: That for no consideration, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto said Ronald A. Gershman and Harold Gershman, Trustees of The Harold Gershman Family Trust dated August 16, 1972 of P. O. Box 5333, Beverly Hills, California 90210, Grantee the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee: See Attached Exhibit "A".

Grantor hereby also Grants, Sells, Conveys, and Assigns its interest as lessor in a certain lease Agreement dated July 26, 1979 between Harold Gershman, successor in interest to Frances Ann Properties, Inc., as lessor and Pizza Inn, Inc. as lessee a Memorandum of which is recorded in Davidson County Records in Volume 5427 at Page 660.

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, 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 they are lawfully seized in fee of the aforedescribed real estate that they have good right to sell and convey the same; and that the title and quiet possession thereto they will warrant and forever defend against lawfull claims of all persons.

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.

Harold Gershman

State of)
County of) ss.:

Before me, the undersigned authority, on this day personally appeared Harold Gershman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as his free act and deed.

Given under my hand and seal of office on this the _____day of _____, 1997

Notary Public

My commission expires

0367458
IDENTIFICATION REFERENCE
97 NOV -7 AM 9:01
FELIX ... REGISTER
DAVIDSON COUNTY, TN.
953 11/07 0101 03CHECK 12.0

EXHIBIT A

BOOK 10675 PG 962

DESCRIPTION OF REAL PROPERTY

BOOK 5910 PAGE 10

A TRACT of land in the 1st Civil District of Metropolitan Nashville-Davidson County, Tennessee and BEING Lot No. 1 on the Plan of the Resubdivision of the northerly 100 feet of Lot No. 5, E. A. Linsley's Subdivision recorded in Book 5190, page 120, Register's Office for Davidson County, Tennessee and also being Metro Tax Parcel No. (76) on Tax Map 60-8 and being more particularly described as follows:

BEGINNING at an iron pin on the easterly Right-of-way of Dickerson Pike (U.S. 41-31-W) at the common westerly corner of the herein described property and B.C. Webb Property (Parcel (20) Property Map 60-8) as of record in Deed Book 3436, page 461, Register's Office for Davidson County, Tennessee. Said pin being 594.71' (by Deed) South of the center line of Ewing Lane as measured along the easterly R.O.W. of Dickerson Pike; thence,

(1) With the common line between the herein described tract and Webb Property (Parcel 20) S 79 deg. 16'35" E. 250.00 ft. to an iron pin, corner of Lot No. 2, E.A. Linsley Resubdivision as of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee (being Parcel (22) Map 60-8); thence

(2) With the common line of said Lot No. 2 (Parcel 22) S 13 deg. 04'53" W. 100.02 ft. to an iron pin, northeast corner of Lot No. 1 Cecilia Binkley's Resubdivision as of record in Book 5190, page 128, Register's Office for Davidson County, Tennessee and being Parcel 75 on the Map 60-8; thence,

(3) With the common line between Parcels 75 and 76 N 79 deg. 16' 17" W. 250.00 ft. to an iron pin on the easterly R.O.W. of Dickerson Pike; thence,

(4) With the easterly R.O.W. of Dickerson Pike with a curve to the left (radius 5200') northerly a distance of 100.00 ft. to the point of beginning and containing 0.573 acres.

BEING the same property conveyed to Joseph R. Bagby of West Palm Beach, FL, an undivided 53.3% interest as tenant in common, George J. Alai of Randolph, N.J., an undivided 26.7% interest as a tenant in common and unto John M. Kane of Westwood, MA, an undivided 20% interest as a tenant in common, by deed of record in Book 5910, page 4, Register's Office for Davidson County, Tennessee.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Los Angeles

BOOK 10675 PG 963

On October 31, 1997 (DATE) before me, M. J. Bonner (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Harold Gershman (NAME(S) OF SIGNER(S)),

☒ personally known to me - ~~OR - ☐ proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

M. J. BONNER
COMM. # 1035223
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires AUG 10, 1998

WITNESS my hand and official seal.

M. J. Bonner
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1 + acknowledgement
NUMBER OF PAGES

10/24/97
DATE OF DOCUMENT

none
SIGNER(S) OTHER THAN NAMED ABOVE

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