THE STATE OF TEXAS)
COUNTY OF BEXAR)

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

_____, Affiant

Subscribed and sworn to before me this 9th day of October, 2000.

Notary Public Carolyn J. Allen

CAROLYN J. ALLEN
Notary Public State of Texas
My Commission Expires 11-21-2001

This instrument prepared by:

James R. Hale
Cauthorn Hale Hornberger Fuller
Sheehan Becker & Beiter Incorporated
700 N. St. Mary's Street, Suite 600
San Antonio, Texas 78205

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
PRS Hermitage, LLC 1404 Thrush Court Mount Juliet, TN 37122	Same	Map 86 Parcel 332

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 RESTAURANTS LIMITED PARTNERSHIP, a Texas limited partnership, herein called "Grantor," has bargained and sold, and by these presents does transfer and convey, unto PRS HERMITAGE, LLC, 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.

The Property is being sold and conveyed in its present condition, AS IS AND WITH ALL FAULTS, and Grantor makes no warranty or representation, express or implied, with respect to the condition of the Property or its fitness for a particular purpose.

THIS CONVEYANCE IS SUBJECT to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever; and Grantor does 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 9th day of October, 2000

LUBY'S RESTAURANTS LIMITED PARTNERSHIP
a Texas limited partnership
By: Luby's Management, Inc., a Delaware corporation, General Partner

By: _____
Name: Alan M. Davis
Title: Senior Vice President

Davidson County DEEDWARR
Recvd: 10/11/00 15:07 4pgs
Fees:19.00 Taxes:1757.50
20001011-0101105

THE STATE OF TEXAS :
:
COUNTY OF BEXAR :

Before me, the undersigned authority, on this 9th day of October, 2000, personally appeared Alan M. Davis, Senior Vice President of Luby's Management, Inc., a Delaware corporation, acting as General Partner of Luby's Restaurants Limited Partnership, a Texas limited partnership, and acknowledged to me that he executed the foregoing instrument as the act and deed of said corporation, acting as the general partner of said limited partnership.

Given under my hand and seal of office this 9th day of October, 2000.

Carolyn J. Allen
Notary Public, State of Texas

CAROLYN J. ALLEN
Notary Public State of Texas
My Commission Expires 11-21-2001

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 Restaurants Limited Partnership by Special Warranty Deed dated February 1, 1997, from Luby's Cafeterias, Inc., of record in Book 10425, page 277, Register's Office for Davidson County, Tennessee.

Together with all rights of Grantor in, to and under Reciprocal Easements and Restrictions Agreement of record in Book 9520, page 70, as amended in Book 10123, page 924, as corrected in Book 10199, page 901, with consent to amendment of record in Book 10123, page 929, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 86, PARCEL 332).

2. Declaration of Restrictive Covenants recorded in Deed Book 7671, page 959, Register's Office for DAVIDSON County, Tennessee.

3. Conveyance of land rights to the State of Tennessee, of record in Book 7658, page 108, Register's Office for DAVIDSON County, Tennessee.

4. Reciprocal Easements and Restrictions Agreement, of record in Book 9520, page 70, as amended in Book 10123, page 924, as corrected in Book 10199, page 901, with consent to amendment of record in Book 10123, page 929, Register's Office for DAVIDSON County, Tennessee.

5. All matters as set forth on the Plan of the Resubdivision of Lot 1A Northlake Village, of record in Plat Book 9700, page 35, Register's Office for DAVIDSON County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

6. Certain Leases and anchor easements, of record in Book 7327, page 979, Book 7591, page 408, Book 7667, page 679, Book 8015, page 272, Book 5539, page 783, and Book 5539, page 784, said Register's Office.