

Bldg #:	Primary Use
1	200V

[illegible]

BORROWER Balabanis
REFERENCE # 10555368-1

ADDRESS Oakhaven Dr
COUNTY Henry
EFFECTIVE DATE 6/30/2022

TAX MAP NO. 008180018 AMOUNT \$24.98 LAST PAID 12/3/2021
DELINQUENT 0 YEARS _____
ASSESSED VALUE \$4500.00 LV \$4500.00 IV 0
PAID annual NEXT DUE 12/5/2022

Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office

VESTING DEED

GRANTOR Theofilos G Balabanis, deceased, testate,
GRANTEE Trustee of Theofolis G Balabanis Trust Fund (Glenn, Feldman, Darby & Goodlatte)
DATED 3/6/2019 RECORDED 2/24/2022 BK/PG/INST # WF 22-123
CONSIDERATION _____
LEGAL Parcel 3: M&B (Map cited not found on record). GIS states that it's 3 acres

OUTSALES 0

DOT
TYPE none open
BORROWER, same as current owner? _____
LENDER _____
TRUSTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
AMOUNT _____ MATURITY DATE _____
LEGAL _____
ASSIGNED _____ MORE THAN ONE ASSIGNMENT? _____
FROM _____
TO _____
DATED _____ RECORDED _____ BK/PG/INST # _____
NOTES _____

JUDGMENTS 0
NAMES CHECKED T G Balabanis
Theofolis Balabanis

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no
AGREEMENTS FOUND IN SEARCH PERIOD 0
ESTATES FOUND 1

CHAIN OF TITLE

LINK 2

GRANTORS Theofolis G Balabanis; Mary Nell Wilshire & Anthianne Balabanis, Tr in Liquidiation of *

GRANTEES Theofolis G Balabanis

DATED 8/21/1998 RECORDED 9/24/1998 BK/PG/INST 803/159

CONSIDERATION \$1.00 *Parcel 3 is search property
*of Henry County Restaurants Inc

LINK 3

GRANTORS Delbert F Simmons & Dollie G Simmons (HW)

GRANTEES Henry County Restaurants Inc

DATED 9/16/1967 RECORDED 10/6/1967 BK/PG/INST# 207/327

CONSIDERATION \$750.00

LINK _____

GRANTORS _____

GRANTEES _____

DATED _____ RECORDED _____ BK/PG/INST # _____

CONSIDERATION _____

LINK _____

GRANTORS _____

GRANTEES _____

DATED _____ RECORDED _____ BK/PG/INST # _____

CONSIDERATION _____

LINK _____

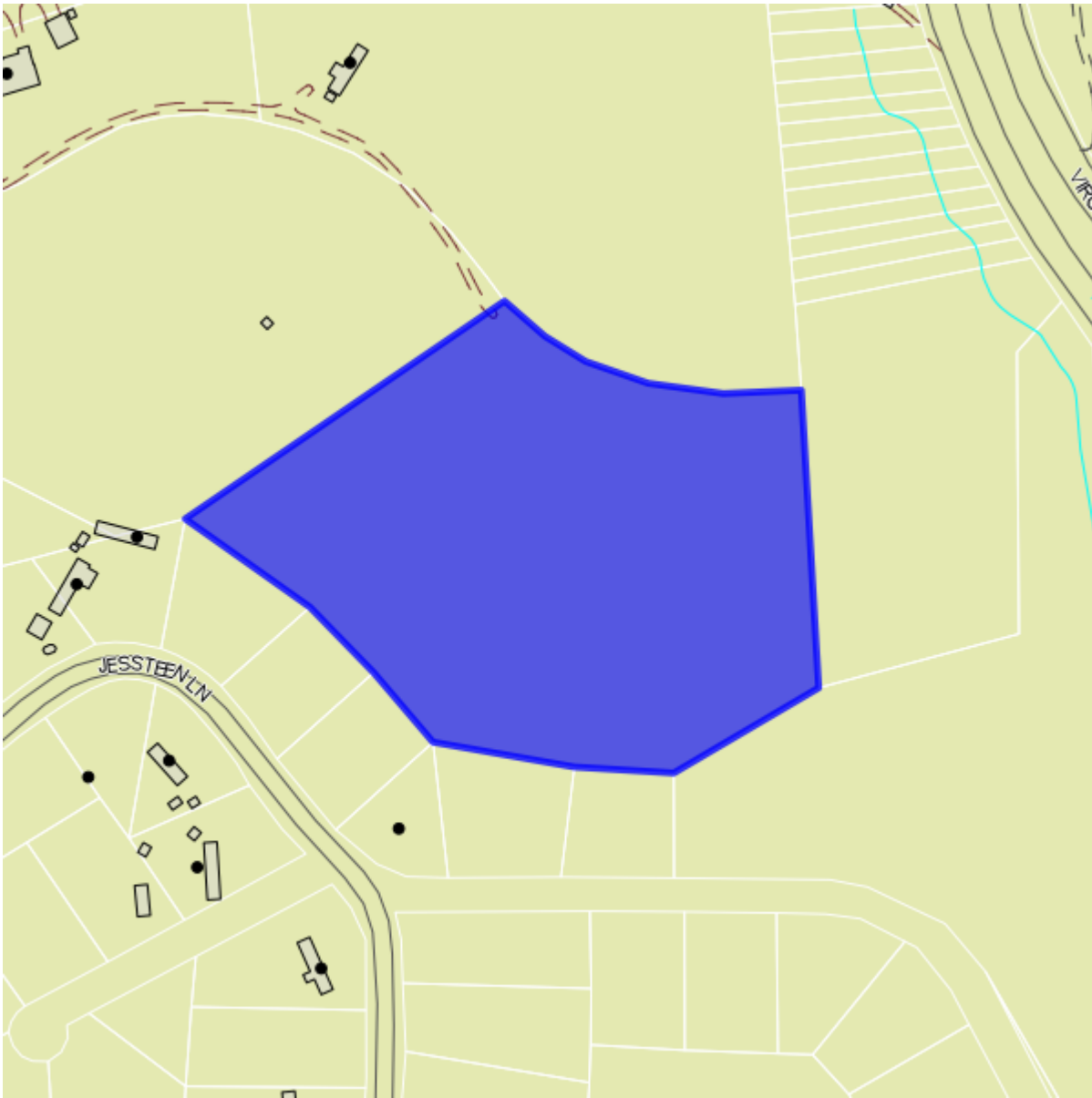
GRANTORS _____

GRANTEES _____

DATED _____ RECORDED _____ BK/PG/INST # _____

CONSIDERATION _____

Property Report - County of Henry

**Current Data:**

Property ID: 008180018 **Tax Map Number:** 16.5(002)000 /083 ,
Owner: BALABANIS, THEOFILOS G
Address: PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565
Deed/Page: 803/159
Acquired Date: 1998-09-24 **Consideration:** 0
Year Built: **Building Desc:** Above Grade Sq Ft: 0
Acres: 3 **Zoning:** A1
Land Value: \$4500.00 **Building Value:** \$0.00 **Total Value:** \$4500.00

Previous Data:

Owner:
Acquired Date: NA **Deed/Page:** NA **Consideration:** \$NA.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT.
The map information displayed is believed to be accurate but accuracy is not guaranteed.



Real Estate

View Bill

As of	6/21/2022
Bill Year	2021
Bill	1548
Owner	BALABANIS, THEOFILOS G
Parcel ID	008180018

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$24.98	\$24.98	\$0.00	\$0.00	\$0.00
TOTAL		\$24.98	\$24.98	\$0.00	\$0.00	\$0.00

VIRGINIA: IN THE CIRCUIT COURT OF HENRY COUNTY CLERK'S OFFICE

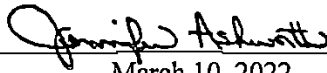
COURT FILE NO. 220000123

IN RE: THEOFILOS G. BALABANIS, DECEASED

DATE OF DEATH: February 4, 2022

RECORD CERTIFIED COPY OF WILL

A paper writing dated March 6, 2019, purporting to be a certified copy of the last Will and Testament of THEOFILOS G. BALABANIS, deceased, with certificate of ASHBY R. PRITCHETT, Clerk of the Circuit Court of MARTINSVILLE CIRCUIT COURT , that said writing is a true and correct copy of the Last Will and Testament of THEOFILOS G. BALABANIS, deceased, is admitted to record as a true copy of the Last Will and Testament of THEOFILOS G. BALABANIS, deceased.

 _____, Clerk
March 10, 2022



Property I.D. - See Attached

LAST WILL AND TESTAMENT

#220000123

OF

THEOFILOS G. BALABANIS

I, Theofilos G. Balabanis, of Martinsville, Virginia, make this my will. I revoke any other wills or amendments to wills made by me. I am married to Ruby G. Balabanis ("my wife"). References to "my children" are limited to Georgeanna Lee B. Butler, Elizabeth Ann B. Murphy, Chris S. Rorrer, and Rebecca Katherine B. Yow.

ARTICLE I

Distribution of My Estate

A. I may have left a memorandum indicating my wishes as to the disposition of certain items of my tangible personal property, and I direct my Executor to abide by this expression of my wishes.

B. I give the remainder of my tangible personal property to my wife, if she survives me. If my wife does not survive me, I give my tangible personal property to my children, provided, however, that my Executor may sell any articles of my tangible personal property that my Executor deems inappropriate for distribution in kind and add the proceeds to the residue of my estate. The term "tangible personal property" does not include money or stock certificates or other evidences of intangible rights or interests, nor does it include property that, in my Executor's opinion, is held by me for business or investment purposes.

C. I give to my wife if she survives me all my interest in the residence that serves as my principal home at my death, including all adjoining lands and any related casualty insurance.

D. I give the residue of my real and personal estate to the Trustee of the Theofilos G. Balabanis Trust Fund under a trust agreement made by me dated October 3, 2014, as subsequently amended and restated, with myself and Landon J. Catron together as Trustee, as an addition to the trust under its terms in effect at my death.

ARTICLE II

Payment of Debts and Other Charges

I direct my Executor to pay my judicially enforceable debts and my funeral and burial expenses (including the cost of a monument or marker over my grave). My Executor shall not

Initialed for Identification

TGB

seek contribution from my wife on our joint debts. Notwithstanding these provisions, my Executor shall have sole discretion to choose not to pay any secured debt. The estate, inheritance and similar taxes assessable on my death (including taxes on assets not passing under this will) shall also be paid as a cost of administering my estate, and my Executor shall not request any beneficiary to pay any part of such tax.

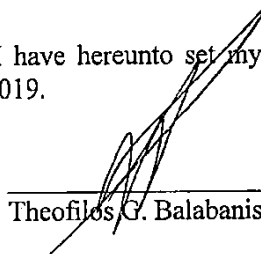
ARTICLE III

Executor

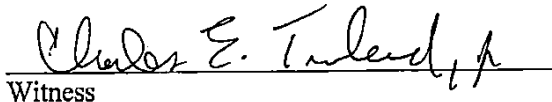
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor" are to the one acting at the time.

B. In addition to the powers granted by law, I grant my Executor the powers set forth in §64.2-105 of the Code of Virginia, and I incorporate that Code section in my will by this reference. My Executor may distribute tangible personal property passing to a minor to any adult person with whom the minor resides, and that person's receipt shall be a sufficient voucher in my Executor's accounts.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to my will on the 6th day of March, 2019.


_____(SEAL)
Theofilos G. Balabanis

Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.



Witness



Witness

STATE OF VIRGINIA)
) to-wit:
CITY OF ROANOKE)

Before me, the undersigned Notary Public, on this day personally appeared Theofilos G. Balabanis, Charles E. Ireland, Jr. and Landon J. Cabron, known to me to be the Testator and witnesses, respectively, whose names are signed to the foregoing instrument and, all of these persons being by me first duly sworn, Theofilos G. Balabanis, the Testator, declared to me and to the witnesses in my presence that said instrument is his last will and testament and that he had willingly signed and executed it in the presence of said witnesses as Testator's free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as his last will and testament in the presence of said witnesses who, in Testator's presence and at Testator's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the Testator, at the time of the execution of said will, was over the age of eighteen (18) years and of sound and disposing mind and memory.



Theofilos G. Balabanis

Charles E. Ireland, Jr.
Witness

Landon J. Cabron
Witness

Subscribed, sworn to and acknowledged before me by Theofilos G. Balabanis, the Testator, and subscribed and sworn to before me by Charles E. Ireland, Jr. and Landon J. Cabron, the witnesses, this the 6th day of March, 2019.

Shannon Lee Honaker
Notary Public
Registration No. 7592417

My Commission expires: 11/30/2022

IN TESTIMONY that the foregoing is a true copy taken from the records of said Court, I, Ashby R. Pritchett, Clerk thereof set my hand and affix the Seal of said Court

This the 24th day of January 2022
Ashby R. Pritchett Clerk
Circuit Court City of Martinsville, VA

VIRGINIA
IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARY
INSTRUMENT #202200055 WAS RECORDED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE AND TAX OF \$7168.47 IMPOSED
BY LAW HAVE BEEN PAID (RCPT 22000000785)
TESTE: ASHBY R. PRITCHETT, CLERK

RECORDED BY: ERH

City of Martinsville Parcel Nos

000865700

000025000

000439100

000132200

000833800

000213500

000717300

000726700

000336200

000500500

000204800

000128700

000332900

000118500

000875100

000050800

County of Henry Parcel Nos:

53.1(004)000 /005C

28.9(076)002 /005 ,6

16.5(002)000 /083

16.5(037)001 /025

16.5(037)001 /039 ,44,45

16.5(037)001 /040 ,41

16.5(037)001 /063

10.4(000)000 /002

10.4(000)000 /003A

10.4(000)000 /005

21.8(005)000 /001

21.8(005)000 /002

21.8(005)000 /003

21.8(005)000 /004

21.8(005)000 /005

21.8(005)000 /006
33.1(000)000 /002J
45.7(000)000 /009K
14.5(003)000 /007
15.4(004)000D/000B
15.4(004)000D/021
,22,29A,30
41.2(005)000M/015
41.2(013)000H/043
29.9(000)000 /087A
39.1(000)000 /044
52.5(037)000 /003A
41.2(000)000 /019B

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No.: **22-016**

Martinsville Circuit Court

Theofilos G. Balabanis
NAME OF DECEDENT**February 4, 2022**
DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Ruby Balabanis	1312 Root Trail Martinsville, VA 24112	Wife	66
Georgeanna Lee Butler	100 Pinewood Road Unit 122 Virginia Beach, VA 23451	Daughter	49
Elizabeth Ann Murphy	1141 S Birdneck Road Virginia Beach, VA 23451	Daughter	53
Rebecca Katherine Yow	700 Corn Tassel Trail Martinsville, VA 24112	Daughter	27

[] This LIST OF HEIRS is filed in addition to the LIST OF HEIRS previously filed with this Court on
DATE

I/we am/are (please check one):

☐ Proponent(s) of the will (no qualification)☒ Personal representative(s) of the decedent's estate☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this twenty fourth day of February, 2022

DATE

Charles E. Troland JrOn Behalf of **Glenn Feldmann Darby & Goodlatte**

State of Virginia

City/County of Martinsville,

to-wit:

Subscribed and sworn to before me this twenty fourth day of February, 2022 by **Charles E. Troland Jr.**(X) Charles E. Troland Jr
SIGNATURE OF SUBSCRIBERER Stank
[] CLERK [x] DEPUTY CLERK [] NOTARY PUBLIC

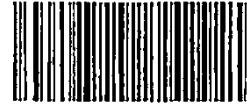
My commission expires

Registration No.

VIRGINIA: In the Clerk's Office of the Martinsville Circuit Court this twenty fourth day of February, 2022
the foregoing LIST OF HEIRS was filed and admitted to record.IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARYINSTRUMENT #202200055 WAS RECORDED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERETO ANNEXED, ADMITTED TO RECORD.
THE FEE AND TAX OF \$7168.47 IMPOSED
BY LAW HAVE BEEN PAID (RCPT 22000000785)
TESTE: ASHBY R. PRITCHETT, CLERKTeste: **Ashby R. Pritchett**
CLERKby: ER Stank, Deputy Clerk

RECORDED BY: ERH

IN TESTIMONY that the foregoing is a true
Copy taken from the records of said Court
I, Ashby R. Pritchett, Clerk thereof set my hand
and affix the Seal of said Court
This the 24th day of February, 2022
A. R. Pritchett Clerk
Circuit Court City of Martinsville, VA



WF202200057

VIRGINIA: IN THE CIRCUIT COURT OF MARTINSVILLE

COURT FILE NO. 22-016

IN RE: THEOFILOS G. BALABANIS, Deceased

#220000123

PROBATE OF WILL AND
QUALIFICATION OF EXECUTOR

A paper writing purporting to be the Last Will and Testament of Theofilos G. Balabanis, deceased, was this day presented to the Clerk by Charles E. Troland Jr, the proponent of the writing, and offered for probate.


It appearing that the decedent resided at 907 Hunting Ridge Road Martinsville VA 24112, in the City of Martinsville, Virginia, within the jurisdiction of this Court, and died on February 4, 2022; and the paper writing dated March 6, 2019, consisting of three (3) typewritten pages, having been executed and witnessed as provided by Sec. 64.2-452 or 64.2-453, Code of Virginia, it is ESTABLISHED and ADJUDGED to be the true Last Will and Testament of Theofilos G. Balabanis, deceased, and is ORDERED to be recorded as such.

Landon J. Catron, nominated in said Will as Executor, declined the nomination and named as successor executor the law firm of Glenn, Feldman, Darby & Goodlatte, under paragraph A of Article III of said Will.

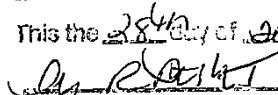
Thereupon Charles E. Troland, Jr., a principal of Glenn, Feldman, Darby and Goodlatte, of Roanoke Virginia, asked permission to qualify as Executor and such permission was GRANTED. Charles E. Troland Jr. made oath as the law directs and entered into and acknowledged before the Clerk a bond in the penalty of \$11,000,000.00, without surety, the Will requesting that none be required. This bond, being payable and conditioned according to law, is ORDERED to be recorded.

Certificate is GRANTED the Executor for obtaining a probate of the Will of Theofilos G. Balabanis, deceased, in due form.

The statement of responsibilities required by Sec. 64.2-507, Code of Virginia, and the written notice of probate and the affidavit referred to in Sec. 64.2-508, Code of Virginia, were given to the Executor.


February 24, 2022 Clerk

and TESTIMONY that the foregoing is a true
copy taken from the records of said Court,
I, Ashley R. Pritchett, Clerk thereof do my hand
and affix the Seal of said Court

This the 25th day of February, 2022

Circuit Court City of Martinsville, VA Clerk

THEOFILOS G. BALABANIS

FROM: DEED

THEOFILOS G. BALABANIS,
MARY NELL WILSHIRE, and
ANTHIANNE BALABANIS, TRUSTEES
IN LIQUIDATION OF HENRY COUNTY
RESTAURANTS, INC.

This deed was prepared by
James H. Ford, Attorney,
without a title examination
or current survey.

007115

THIS DEED, made this 21st day of August, 1998, by and
between Theofilos G. BALABANIS, Mary Nell WILSHIRE, and Anthianne
BALABANIS, Trustees in Liquidation of HENRY COUNTY RESTAURANTS,
INC., parties of the first part and Grantors herein, and Theofilos
G. BALABANIS, party of the second part and Grantee herein:

WITNESSETH: That, whereas, Henry County Restaurants,
Inc. was incorporated in the State of Virginia on December 30, 1964
and thereafter acquired several parcels of real estate, including
those hereinafter described; and

Whereas, Henry County Restaurants, Inc. was automatically
terminated on the 1st day of June, 1982, for failure to file its
annual report and pay its annual registration fee as required by
Virginia law; and

Whereas, Code of Virginia of 1950, as amended, Section
13.1-752 upon such termination of that corporation automatically
transferred title to the hereinafter described properties from
Henry County Restaurants, Inc. to its directors as trustees in
liquidation; and

Whereas, the Grantors were all of the directors of Henry
County Restaurants, Inc., on its date of termination and therefore
became its trustees in liquidation; and

Whereas, the trustees in liquidation have caused all
other obligations of Henry County Restaurants, Inc. to be paid in
full; and

Whereas, the Grantee in this deed owned all of the
capital stock of Henry County Restaurants, Inc. at the date of its
termination;

Now, therefore, this deed is entered by the trustees in
liquidation as follows:

That for and in consideration of the sum of One Dollar (\$1.00) cash in had paid to the Grantors by the Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in order to complete the dissolution and liquidation of Henry County Restaurants, Inc., the Grantors do hereby bargain, grant and convey, in fee simple with special warranty of title unto the Grantee, the following parcels of real estate:

Parcel 1. "Item #1: All of that certain lot or parcel of land lying on the Southeast side of White Oak Road, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated Lot # 63 of the Beechwood Development as prepared by A. M. Barnard, C.L.S. on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967 at 1:20 P.M., and being part of the same property conveyed unto Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

"Item # 2: All of those two (2) certain lots or parcels of land lying on the North side of Cedar Drive, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots # 50 and 51 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967, at 1:20 P.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

Parcel 2. "ITEM #1: All of those two (2) certain lots or parcels of land lying on the South and Southwest side of Cedar Drive in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #40 and 41 of the Beechwood Development as prepared by A. M. Barnard, C.L.S.,

on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, and being part of the same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als, by deed dated November 26, 1965, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 197, page 329.

"ITEM #2: All of those two (2) certain lots or parcels of land lying on the Northeast side of an unnamed street in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of the Beechwood Development as prepared by W. C. Brown, C.L.S., on September 8, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on September 19, 1967 at 9:15 A.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 324 of the Henry County Circuit Court Clerk's Office.

Parcel 3. "all that certain tract or parcel of land situated north of State Road # , adjoining the property of grantee, Reed Creek District, Henry County, Virginia, said tract being bounded and described according to survey for Delbert F. Simmons by A. M. Barnard, C.L.S., dated April 25, 1967, said plat to be recorded herewith, as follows, to-wit:

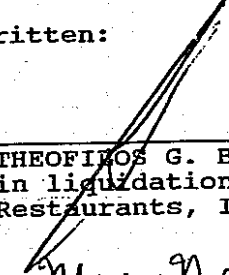
"BEGINNING at an iron, a corner with grantee and Clarence Clanton; thence with grantee's line, North 85 degrees 14 minutes West 115.47 feet, North 88 degrees 02 minutes West 126.24 feet, North 73 degrees 06 minutes West 124.17 feet, and North 36 degrees 57 minutes West 376.06 feet to a stake; thence a new line, North 68 degrees 23 minutes East 522 feet to a stake; thence South 47 degrees 55 minutes East 80 feet, South 67 degrees 41 minutes East 45 feet, South 84 degrees 30 minutes East 55 feet, and North 74 degrees 20 minutes East 49.35 feet to a stake; thence with Claude Mason's and Clarence Clanton's lines, South 5 degrees 36 minutes East 270.2 feet, South 77 degrees 24 minutes West 74 feet and South 11 degrees 48 minutes West 219 feet to the point of beginning, LESS, HOWEVER, Lots #50, 51, 52, 53, 54 and 55 of the Beechwood

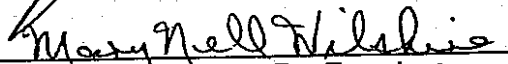
Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map is recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, said lots having been previously sold, and being the remainder of the tract, less above lots, as conveyed unto Delbert F. Simmons by H. L. Prillaman, et ux, by deed dated June 22, 1967 and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 205, page 662, to which deeds and map reference is here had for a more particular description of the property hereby conveyed" and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 327 of the Henry County Circuit Court Clerk's Office.


This conveyance is made subject to all applicable restrictions, easements, and reservations related to the foregoing properties including, without limitation, those mentioned in the last referenced deeds.

This deed is exempt from recordation taxes pursuant to Code of Virginia of 1950, as amended, Sections 58.1-811.C. and 58.1-811.A.7.

WITNESS the following signatures and seals on this the day and year first above written:


_____(SEAL)
THEOFILOS G. BALABANIS, Trustee
in liquidation of Henry County
Restaurants, Inc.


_____(SEAL)
MARY NELL WILSHIRE, Trustee
in liquidation of Henry County
Restaurants, Inc.


_____(SEAL)
Anthianne BALABANIS, Trustee
in liquidation of Henry County
Restaurants, Inc.

STATE OF VIRGINIA

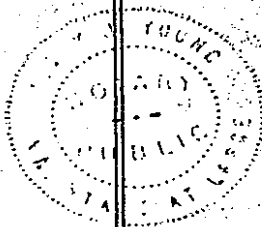
CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public
in the State and for the City aforesaid, do hereby certify that
Theofilos G. Balabanis, Trustee in liquidation of Henry County
Restaurants, Inc., whose name is signed to the foregoing writing
bearing date of the 21st day of August, 1998, has acknowledged the
same before me within my City and State aforesaid.

Given under my hand this 1st day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young
Notary Public

STATE OF VIRGINIA

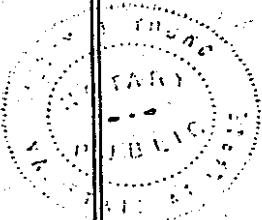
CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public
in the State and for the City aforesaid, do hereby certify that
Mary Nell Wilshire, Trustee in liquidation of Henry County
Restaurants, Inc., whose name is signed to the foregoing writing
bearing date of the 21st day of August, 1998, has acknowledged the
same before me within my City and State aforesaid.

Given under my hand this 11th day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young
Notary Public

STATE OF CALIFORNIA

CITY/COUNTY OF Kulver City / Los Angeles, TO-WIT:

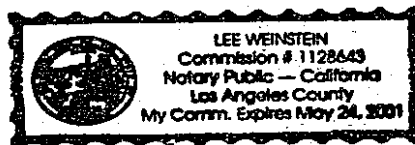
I, Lee Weinstein, a Notary Public
in the State and for the City/County aforesaid, do hereby certify
that Anthianne Balabanis, Trustee in liquidation of Henry County
Restaurants, Inc., whose name is signed to the foregoing writing
bearing date of the 21st day of August, 1998, has acknowledged the
same before me within my City/County and State aforesaid.

Given under my hand this 26 day of August,
1998.

My Commission expires: May 24, 2001.

[Signature]
Notary Public

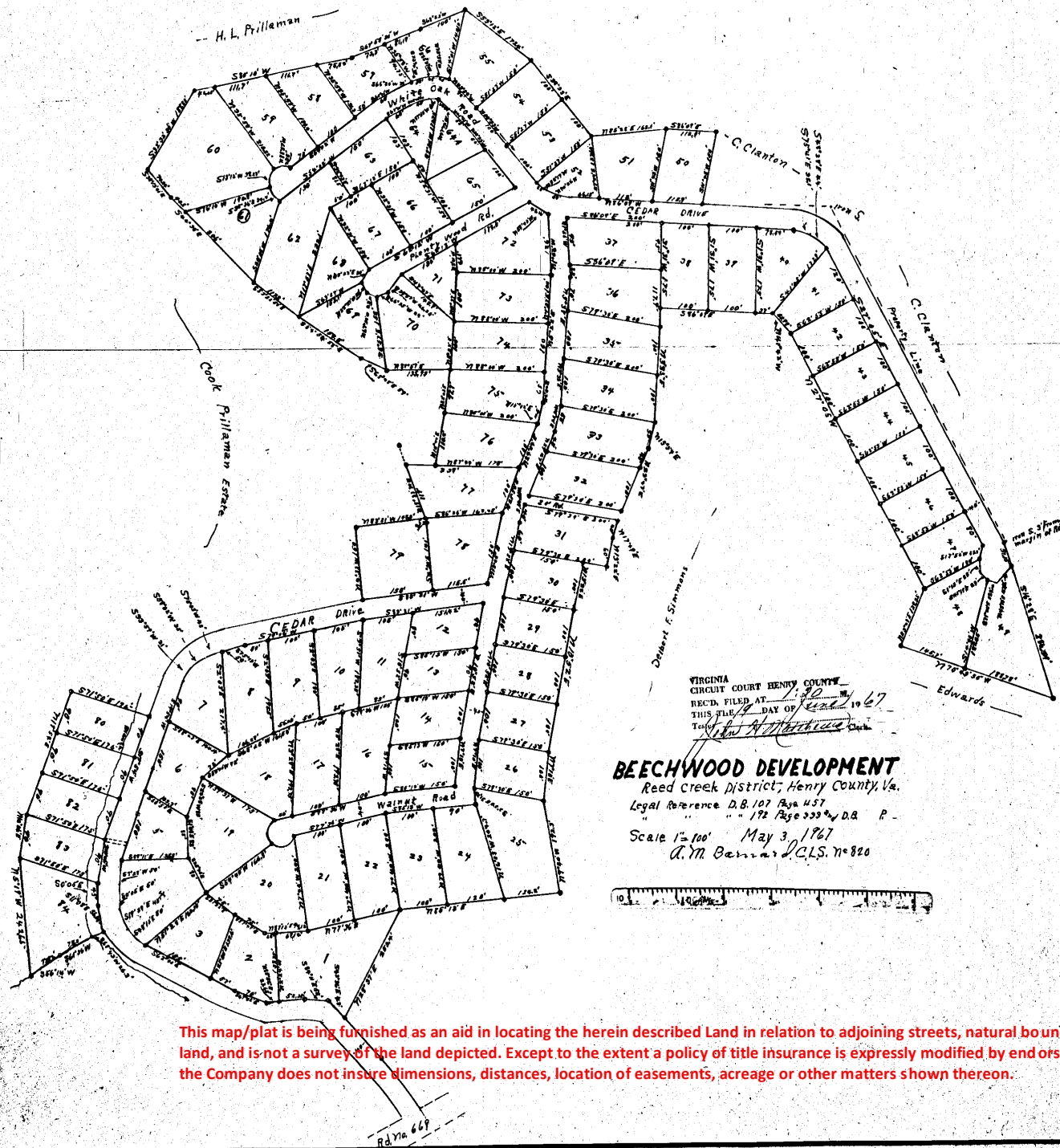
(SEAL)



VIRGINIA: In the clerk's office of the Circuit Court of Henry
County, 9/24, 1998, this deed
was this day received in said office, and, upon the certificate
of acknowledgment... There to annexed, admitted to record,
at 4:23 o'clock P. M., after payment of \$. Tax
imposed by Sec. 58.1-60.
Teste: [Signature] Clerk

Tax \$
Local Tax \$

Transfer Fee \$ 1.02



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.