

1/11/07 10:08:01
 BK 2,641 PG 602
 DESOTO COUNTY, MS
 W.E. DAVIS, CH CLERK

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
ESTHER MOSZKOWICZ 770-325-1300

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

HUDDLE HOUSE, INC.
5901-B Peachtree Dunwoody Road, Suite 450
Atlanta, GA 30328

ATTN: Esther Moszkowicz - Legal Dept.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME
AG RISK INVESTORS, INC.

OR

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
320 WEST LEE DRIVE CLARKSDALE MS 38614 USA

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
CORPORATION MISSISSIPPI NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
HUDDLE HOUSE, INC.

OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
5901-B PEACHTREE DUNWOODY RD., SUITE 450 ATLANTA GA 30328 USA

4. This FINANCING STATEMENT covers the following collateral:

ALL PROPERTY MORE PARTICULARLY SET FORTH ON EXHIBIT "B" ATTACHED HERETO LOCATED ON REAL PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Affidavit 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) (ADDITIONAL FEE) All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

UNIT 524 - HERNANDO, MS - DESOTO COUNTY FILING

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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME AG RISK INVESTORS, INC.			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME						
OR	11b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
11d. TAX ID #:	SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME						
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:

ALL PROPERTY MORE PARTICULARLY SET FORTH ON EXHIBIT "B" ATTACHED HERETO LOCATED ON REAL PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

(524 - HERNANDO, MS)

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.

Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.

- Debtor is a TRANSMITTING UTILITY
- Filed in connection with a Manufactured-Home Transaction — effective 30 years
- Filed in connection with a Public-Finance Transaction — effective 30 years

EXHIBIT "A"

The space shown and designated as "Huddle House" on the Site Plan drawing attached hereto and made a part hereof as Exhibit "A-1", being located on a portion of the following described tract of land:

Part of the Northwest Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Commencing at the southeast corner of said quarter section; thence run North $80^{\circ}48'34''$ West a distance of 342.96 feet to the southeast corner of the Harish V. Vishria property, said point being on the north right-of-way line of Holly Springs Street (120.00- feet wide); thence run North $88^{\circ}30'51''$ West a distance of 223.03 feet along said right-of-way line to the POINT OF BEGINNING; thence $88^{\circ}30'51''$ West a distance of 120.48 feet to the southwest corner of said Vishria property; thence run North $30^{\circ}33'05''$ West a distance of 206.21 feet along the west line of said Vishria property to a point; thence run North $89^{\circ}38'53''$ East a distance of 214.08 feet to a point; thence run South $03^{\circ}31'01''$ East a distance of 182.37 feet to the Point of Beginning and containing 30,024 square feet. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated April 19, 1999.

INGRESS/EGRESS EASEMENT being described as follows: Beginning at the southwest corner of the above described 30,024 square foot tract; thence run North $88^{\circ}30'51''$ West a distance of 47.19 feet along the north right-of-way line of Holly Springs Street to its intersection with the east right-of-way line of Interstate I-55; thence run North $30^{\circ}33'05''$ West a distance of 181.18 feet along said east right-of-line to a point; thence run North $59^{\circ}26'55''$ East a distance of 40.00 feet to a point on the west line of the Harsih V. Vishria property; thence run South $30^{\circ}33'05''$ East a distance of 206.21 feet along said Vishria west line to the Point of Beginning and containing 7,748 square feet. Bearings ae based on true north.

EXHIBIT "B"

Debtor: **AG RISK INVESTORS, INC.**

Secured Party: **HUDDLE HOUSE, INC.**

Description of Collateral:

All the following property of Debtor, whether now owned or hereafter acquired or arising, wherever located:

1. all rights of the Debtor to payment for goods sold or leased, or to be sold or to be leased, or for services rendered, without limitation, all accounts, receivables, instruments, chattel paper and general intangibles, all returned or repossessed goods and all books, records, computer tapes, programs, and ledger books arising therefrom or related thereto, whether now owned or hereafter acquired or arising; and

2. all inventory of the Debtor, including, without limitation, all goods of the Debtor held for sale or lease or furnished or to be furnished under contracts of service, all goods held for display or demonstration, goods on lease or consignment, returned or repossessed goods, all raw materials, work-in-process, finished goods and supplies used or consumed in the Debtor's business, together with all documents, documents of title, dock warrants, dock receipts, warehouse receipts, bills of lading or orders for the delivery of all, or any portion, of the foregoing; and

3. all equipment of the Debtor, including, without limitation, all machinery, furniture furnishings, leasehold improvements, trade fixtures, appliances, signs, sign frames, sign poles, sign lighting equipment and other equipment used or useful in the Debtor's business; and

4. all general intangibles of the Debtor, including, without limitation, all copyrights, royalties, trademarks, trade names, service marks, patent and proprietary rights, blueprints, drawings, designs, trade secrets, plans, diagrams, schematics and assembly and display materials relating thereto and all customer lists; and

5. all products and/or proceeds of any of the foregoing, including, without limitation, insurance proceeds.

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Proceeds of the above described property include, without limitation and to the extent not described above, the following types of property acquired with cash proceeds: accounts, chattel paper, general intangibles, documents, inventory, equipment, fixtures, farm products and consumer goods.

SOME OR ALL OF THE FOREGOING DESCRIBED COLLATERAL IS THE SUBJECT OF CERTAIN LICENSE AND LEASE AGREEMENTS BY AND BETWEEN HUDDLE HOUSE, INC. AS LESSOR AND AG RISK INVESTORS, INC. AS LESSEE. AS TO THAT PROPERTY, THIS FILING IS MADE ONLY TO REFLECT THE COLLATERAL ASSIGNMENT TO HUDDLE HOUSE, INC., AS THE SECURED PARTY, OF THE INTEREST AS A LESSEE OR LICENSEE OF AG RISK INVESTORS, INC. IN THAT PROPERTY.

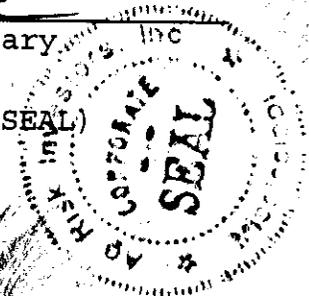
DEBTOR

AG RISK INVESTORS, INC., a Mississippi corporation

BY: Milton D. Dunn
MILTON D. DUNN, President

ATTEST: Matthew D. Dunn
MATTHEW D. DUNN, Secretary

(CORPORATE SEAL)



SECURED PARTY

HUDDLE HOUSE, INC., a Georgia corporation

BY: Philip M. Greifeld
PHILIP M. GREIFELD, President

ATTEST: Claudia Koepfel Levitas
CLAUDIA KOEPPLE LEVITAS, Secretary

{CORPORATE SEAL}

