RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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This instrument was prepared by
Bass, Berry & Sims, Attorneys
2000 American Trust Bldg.

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sinclair Refining Company 600 Fifth Avenue New York, New York	Sinclair Refining Company 600 Fifth Avenue New York, New York	6D-15330

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Sinclair Refining Company, a Maine corporation, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Shoney's Big Boy Restaurant #3, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said Sinclair Refining Company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Subdivision of J. A. Patterson's Land, as of record in Book 421, page 8, Register's Office for said County, and described according to a survey made by Hickerson & Smith Engineers dated June 11, 1965, as follows:

BEGINNING at an iron pin located in the southerly margin of Harding Place, said iron pin being located westerly 271.8 feet with the southerly margin of Harding Place from a concrete monument located in the southwesterly intersection of Nolensville Road and Harding Place; thence from said point of beginning south 26° 45' east 150.0 feet to an iron pin; thence south 63° 15' west 141.2 feet to an iron pin; thence north 35° 45' west 151.85 feet to an iron pin located in the southerly margin of Harding Place; thence with said southerly margin of Harding Place, north 63° 15' east 165 feet to an iron pin, being the point of beginning and containing 0.527 acres.

Being part of the property conveyed to Shoney's Big Boy Restaurant #3, Inc. by deed from William F. Burton, Jr., Trustee, as of record in Book 3835, page 121, said Register's Office.

This is unimproved property located at the intersection of Harding Place and Nolensville Road.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sinclair Refining Company, its successors and assigns, forever.

And Shoney's Big Boy Restaurant #3, Inc. does covenant with the said Sinclair Refining Company that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1965 Metropolitan taxes which have been prorated and assumed by Grantor, and except for certain conditions and restrictions contained in the Board of Zoning Appeals' Case No. 65-39 which are hereby incorporated herein by reference and shall be considered covenants running with the above described property.

And Shoney's Big Boy Restaurant #3, Inc. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Sinclair Refining Company, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Shoney's Big Boy Restaurant #3, Inc. has caused this instrument to be executed by its duly authorized officers on this 22nd day of July, 1965.

SHONEY'S BIG BOY RESTAURANT #3, INC.

By R. L. Dawson, Pres.

ATTEST:

Lloyd H. Dowdy, Secy.



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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Edward K. Hast, a Notary Public of the State and County aforesaid, personally appeared L. L. Shoney and Leland H. Davis, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary of the Shoney's Big Boy Restaurant #3, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 22 day of July, 1965.

Edward K. Hast
Notary Public

My Commission Expires:

1969

STATE TAX $ 9.00
PROBATE .50
TOTAL $ 9.50

JUL 23 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 23 1965

CT

Sohney's Big Boy Restaurant #3, Inc
to Deed
Sinclair Ref. Co

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90129

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 23 2 51 PM '65

RECORDING FEE 1.00 PAGE 108

DEP. REG.