WARRANTY DEED BOOK 4385 PAGE 238

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SHONEY's BIG BOY REALTY COMPANY OF MADISON CORPORATION	DANNER FOODS, INC. (NAME)	Map 105-14 Pat. 221
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- *Dollars,*

cash in hand paid and other good and valuable considerations, including the assumption of a mortgage in the principal amount of Thirty Thousand Two Hundred Forty Eight and No/100 ($30,248.00) Dollars, payable in monthly installments of Four Hundred Twenty One and 94/100 ($421.94) Dollars contained in the deed from C. P. Jacobs and John T. Hailey, Jr., Trustees, to David Wise and wife, Fannye W. Wise, as of record in book 3429, page 467, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged.

We, DAVID WISE and wife, FANNYE W. WISE,

have this day bargained and sold, and do hereby transfer and convey unto the said SHONEY's BIG BOY REALTY COMPANY OF MADISON CORPORATION, a Tennessee corporation, its *(successors),* ~~heirs and assigns~~ *certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 2 and the north part of lot No. 3 on the Map of Nashville Trust Company's Re-Subdivision of Block "F", Lots 6 to 15, inclusive, of C. D. Elliott's property, as of record in book 843, page 97, Register's Office for said County.

Said lot and part of said lot adjoin and front together 97.9 feet on the west side of Franklin Road and run back between lines, 135 feet on the north line of lot No. 2, 135.05 feet on the south line of part of lot 3 to a dead line in the rear on which they measure 93.8 feet.

Being the same property conveyed to David Wise and wife, Fannye W. Wise, by C. P. Jacobs and John T. Hailey, Jr., Trustees, under trust instrument executed by John Thomas Hailey, Sr., under date of September 9, 1965, and recorded in book 2449, page 536, Register's Office for Davidson County, Tennessee, said deed as of record in book 3429, page 467.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 9 day of DEC. 19 69

Affiant

My ~~commission expires~~ (Affix Seal) ~~Notary Public~~ Deputy Register

This is unimproved ( ) improved (X) property, known as 2305 Franklin Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said SHONEY'S BIG BOY REALTY COMPANY OF MADISON CORPORATION, a Tennessee corporation, its *(successors),* ~~heirs and assigns forever.~~ We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except by Deed of Trust as hereinabove set forth, and easement for sanitary sewers and/or storm drainage, of record in book 4162, page 450, R.O.D.C., Tennessee. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* SHONEY'S BIG BOY REALTY COMPANY OF MADISON CORPORATION, its *(successors),* ~~heirs~~ *and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* December 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David Wise

Fannye W. Wise

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Annie George, *a Notary Public in and for said County and State,* David Wise and wife, Fannye W. Wise,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville *Tennessee, this* 8th *day of* December, *19* 69

Annie George *Notary Public*

Commission expires 2-3-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

DAVID WISE, et ux

TO

SHONEY'S BIG BOY REALTY
COMPANY OF MADISON CORPORATION

DEC-9 69 CONV 60,000.00
DEC-9 69 S'TAX B* 156.00
DEC-9 69 PR'FEE B* .50
DEC-9 69 W'DEED B* .00
DEC-9 69 W'DEED B* 3.00 * 159.50

A 62959

IDENTIF. REFERENCE

DEC 9 3 04 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE