Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM: Clark B. Rollins, Trustee

Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

TO: Shony's Big Boy Realty Inc.

BOOK 4504 PAGE 61

Address new owners	Send Tax Bills to:	Map-Parcel No.
Shoney's Big Boy Realty	SAME	Map 147-16
1727 Elm Hill Pike		Pal. 40
Nashville, TEnnessee		pw

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 265,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 1971.

Notary Public

My Commission Expires: Feb. 12, 1975

RECORDED
... of Writing, Typing
Document Unsatisfactory

IDENTIF. REFERENCE

MAY 21 2 58 PM '71

FELIX A. WINSTON REGISTER
DAVIDSON COUNTY, TENN.

B 1 5 7 5 3

For and in consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS, cash in hand paid by SHONEY'S BIG BOY REALTY INC., and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said SHONY'S BIG BOY REALTY, INC. to pay the unpaid balance of a loan in the original principal amount of One Hundred Twenty-Three Thousand and No/100 ($123,000.00) Dollars secured by Vendor's Lien of record in Book 4159, page 756, Register's Office for Davidson County, Tennessee and in conformity with the terms and conditions stated therein.

CLARK B. ROLLINS, JR., Trustee, with full power has bargained and sold, and by these presents does transfer and convey unto the said SHONEY'S BIG BOY REALTY INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract marked "Reserved for Commercial", Tract B, on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County, described as follows:

BEGINNING at a marker on Nolensville Road at the intersection of Fairlane Drive; thence with the easterly margin of Nolensville Road, north 10° west 307.7 feet to a marker; thence north 80° east 5 feet to a marker; thence north 10° west 271 feet to a marker; thence north 76° 5' east 277 feet to a marker; thence north 18° west 170 feet to a marker; thence south 87° 55' east 206 feet to a marker; thence southwardly 270.5 feet to a marker; thence continuing southwardly 222 feet to a marker; thence continuing southwardly 75.5 feet to a marker; thence continuing southwardly 76 feet to a marker; thence continuing southwardly 191.5 feet to a point in the northerly margin of Fairlane Drive; thence with the northerly margin of

Fairlane Drive, 17 feet to a point; thence continuing with the northerly margin of Fairlane Drive, 271.3feet to a marker; thence continuing with the northerly margin of Fairlane Drive, 149.9 feet to a marker; thence continuing with said northerly margin of said Drive, 35.8 feet to a marker; thence continuing with said Margin of said Drive, 128.5 feet to a marker; thence continuing 5 feet to a marker and to the right around a curve, 39.3 feet to the point of beginning, containing 9.5 acres.

BEING property conveyed to Clark B. Rollins, Jr., Trustee, with full power, by deed from M. T. Melvin and wife, et al, as of record in Book 4159, page 756, said Register's Office.

This conveyance is made subject to the recorded plan shows an owner's certificate, a 10-foot easement for utilities along the entire easterly line, 2 anchor easements alont the southerly line of the property adjoining to Fairlane Drive at concrete monument, each being 3 x 15 feet on Fairlane Drive; easement granted to State of Tennessee by a condemnation case known 1A-186 of the Circuit Court of Davidson County, Tennessee, a certified copy of the final decree of record in Book 4093, page 804, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SHONY'S BIG BOY REALTY INC., their successors, assigns, forever.

And I do covenant with the said SHONEY'S BIG BOY REALTY INC. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current taxes and as stated herein.

And CLARK B. ROLLINS, JR., Trustee does further covenant and bind himself his successors and assigns to warrant and forever defend the title to the said land to the said SHONEY'S BIG BOY REALTY INC. their successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of May, 1971.

Clark B Rollins Trustee
CLARK B. ROLLINS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark B. Rollins, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of May, 1971.

Marine Boswell
Notary Public

My Commission Expires:

August 5, 1972

MAY21F	CONV	*	.80	265.000.00		
MAY21F	S'TAX			A*		689.00
MAY21F	PR'FEE			A*	.50	
MAY21F	W'DEED			A*	3.00	* 692.50