This Form furnished by Attorneys Title Company, Inc.

BOOK 4674 PAGE 414 Form No. WD-2

FROM
METROPOLITAN INDUSTRIAL PARK, INC.

TO
SHONEY'S BIG BOY ENTERPRISES, INC.

For draftsman's use
mail
This instrument prepared by:
Ervin M. Entrekin, Attorney
2011 Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shoney's Big Boy Enterprises, Inc. (NAME)	Same (NAME)	Map 107-1
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 16
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 24 9 52 AM '73

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

B 9 2 2 7 3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 23,601.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January 19 73

Notary Public

MY COMMISSION EXPIRES: 2/12/74

(AFFIX SEAL)

For and in Consideration of the sum of ---------TEN AND NO/100---------

----------($10.00)---------- DOLLARS

cash in hand paid by SHONEY'S BIG BOY ENTERPRISES, INC., and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

METROPOLITAN INDUSTRIAL PARK, INC.
has
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

SHONEY'S BIG BOY ENTERPRISES, INC.

its successors
~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in the 3rd Civil District, Nashville, Davidson County, Tennessee, being a portion of Lot 25 Metropolitan Industrial Park, as of record in Book 4300, page 203, Register's Office for said County, bounded on the south by I-40 and on the east by Shoney's Big Boy Enterprises, Inc., as of record in Book 4350, page 56, said Register's Office, more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, dated December 10, 1972, as follows:

Beginning at a point that is North 75° 15' 19" East 391.87 feet from the northeast corner of the intersection of Massman Drive and I-40; thence North 11° 00' West 379.26 feet to a point that is 350.0 feet from Elm Hill Pike; thence North 79° 00' East 50.0 feet to a point; thence South 11° 00' East 375.99 feet to a concrete monument on the northerly margin of I-40; thence with said margin, South 75° 15' 19" West 50.11 feet to the point of beginning, containing 0.433 acre, 18,881.25 square feet, more or less.

Being part of the property conveyed to Metropolitan Industrial Park, Inc., a Tennessee corporation, by deed from Ervin M. Entrekin, Trustee, of record in Book 4654, page 653, said Register's Office.

This conveyance is made subject to easements, building set-back lines, and condition of owner's certificate as shown on the plan of record in Book 4350, page 56, said Register's Office and to restrictive covenants, of record in Book 4214, page 851, made applicable to this property by instrument of record in Book 4672, page 192, said Register's Office.

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This is { unimproved / improved } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SHONEY'S BIG BOY ENTERPRISES, INC. its successors ~~his~~ and assigns, forever.

And it does covenant with the said SHONEY'S BIG BOY ENTERPRISES, INC. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And METROPOLITAN INDUSTRIAL PARK, INC., A Tennessee Corporation, do further covenant and bind itself, its successors ~~his~~ and representatives, to warrant and forever defend the title to the said land to the said SHONEY'S BIG BOY ENTERPRISES, INC. heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22nd day of January, 19 73

ATTEST:

Ervin M. Entrekin, Secretary

METROPOLITAN INDUSTRIAL PARK, INC.

BY: Herschel Greer

Herschel Greer, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

JAN24 CONV 23,601.56
JAN24 STAX A* 61.36
JAN24 RDFEE A* .50
JAN24 WDEED A* 4.00 * 65.86

the bargainor, 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 _____, Tennessee, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee this 22 day of January, 19 73

A. J. Johnson, Jr. Notary Public

Commission expires Feb. 12, 1975

A. J. JOHNSON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.