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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

SHONEY'S BIG BOY ENTERPRISES, INC.

TO

KELLY S. NEELY and wife, INA CLAIRE NEELY

For draftsman's use

DODSON BATSON, Attorney
701 First American Nat'l Bk Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly S. Neely (NAME)	Same (NAME)	8DA 45675
5720 Knobb Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA 45680
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

C03268

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 20 2 56 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$236,860.64 Kelly S. Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 1973

Notary Public

MY COMMISSION EXPIRES: 6/4/73

(AFFIX SEAL)

For and in Consideration of the sum of - - Two Hundred Thirty-six Thousand Eight Hundred Sixty and 64/100 - -(236,860.64) - - - - - - - - - DOLLARS has been paid in cash by Kelly S. Neely and wife, Ina Claire Neely, the receipt of which is hereby acknowledged

SHONEY'S BIG BOY ENTERPRISES, INC.

APR20	CONV	99,000.00			
APR20	CONV	99,000.00			
APR20	CONV	38,860.64			
APR20	S'TAX		A*	615.94	
APR20	PR'FEE		A*	.50	
APR20	W'DEED		A*	6.00	* 622.44

have bargained and sold, and by these presents do transfer and convey unto the said Kelly S. Neely and wife, Ina Claire Neely their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of lots Nos. 12 and 13 in C. C. Vernon's Subdivision of 146 acres of the old 12th District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 164, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of White Bridge Road (formerly Knox Avenue) at the southeast corner of Lot 13, running thence northwardly along the westerly margin of said road 100 feet to a stake; thence westwardly and parallel with the south boundary line of lots Nos 12 and 13 one hundred and seventy (170) feet to the westerly boundary of lot No. 12; thence southwardly with said boundary, one hundred (100) feet to the northerly margin of a 16 foot alley; thence eastwardly along the northern margin of said alley one hundred and seventy (170) feet to the beginning.

Being the same property conveyed to Shoney's Big Boy Enterprises, Inc. by deed from Ray W. Brandon et ux, of record in Book 4604, page 70, Register's Office for Davidson County, Tennessee.

BEING a part of block No. 18 in C. C. Vernon's Subdivision a plan of which is recorded in Book No. 161, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of said Block No. 18 and running thence southwardly along the west margin of Knox Avenue 100 feet to an alley or stake in the northerly margin of a 27 foot alley or street, thence westerly along the north margin of said street or alley and following to the south boundary of Block 18, 157.25 feet to a stake; thence northwardly and parallel with Knox Avenue, 100 feet to a stake in the south margin of a 16 foot alley, thence eastwardly along said margin of said alley 157.25 feet to the beginning point.

BEING the same property conveyed to Shoney's Big Boy Enterprises, Inc. by deed from Mrs. W. T. Stephens, of record in Book 4604, page 72, Register's Office for Davidson County, Tennessee.

This is unimproved ~~unimproved~~ X property, known as 359 White Bridge Rd., Nashville, Tenn.
(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 Kelly S. Neely and wife, Ina Claire Neely their heirs and assigns, forever.

And we do covenant with the said Kelly S. Neely and wife, Ina Claire Neely that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Shoney's Big Boy Enterprises, Inc. do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Kelly S. Neely and wife, Ina Claire Neely, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of April, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SHONEY'S BIG BOY ENTERPRISES, INC.

BY _____
Secretary-Treasurer

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me James H. Sikes, a Notary Public of the State and County aforesaid, personally appeared W. H. Bruninga, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Secretary-Treasurer of the SHONEY'S BIG BOY ENTERPRISES, INC. the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of April, 1973.

James H. Sikes
Notary Public

My commission expires: 5-10-76