This instrument prepared by:
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4754 PAGE 810

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shoney's Big Boy Enterprises, Inc. (NAME)	Same (NAME)	82-16
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	280
Nashville, Tennessee 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	AG

For and in Consideration of the sum of Eighty One Thousand One Hundred Eighty Seven and 50/100 ----------($81,187.50)---------- *DOLLARS*

cash in hand paid by SHONEY'S BIG BOY ENTERPRISES, INC., a Tennessee corporation, the receipt of which is hereby acknowledged,

We, JAMES H. DAVIS and JOHN B. BLAIR, SR. *have bargained and sold, and by these presents do transfer and convey unto the said* SHONEY'S BIG BOY ENTERPRISES, INC., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Robert H. Meade, Surveyor, dated January 22, 1973, as follows:

Beginning at a point in the easterly margin of Lebanon Pike, U. S. Highway 70 North, said point being the southwest corner of property conveyed to Hermitage Hills Baptist Church of record in Book 4043, page 165, Register's Office for said County; thence leaving said road and running along Hermitage Hills Baptist Church property southerly line north 86° 30' east 333.1 feet to an iron pin; thence south 26° 30' east 168.6 feet to an iron pin; thence running with a fence line south 86° 30' west 545.9 feet to an iron pin in the easterly margin of Lebanon Pike, U. S. Highway 70 North; thence with same northeastwardly 216.5 feet to the point of beginning, containing 1.5 acres, more or less.

Being the same property conveyed to James H. Davis and John B. Blair, Sr. as tenants in common, by deed from Torrey Wesley Dodson, of record in book 4677, page 792, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 81,187.50

Subscribed and sworn to before me, this the 9th day of October 1973

Shoney's Big Boy Enterprises, Inc. by W. Lemming Jay-Division
Affiant

My commission expires: 4/25/76
(Affix Seal)

MARY ENSEY KARGE NOTARY PUBLIC

Notary Public

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unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

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

heirs and assigns, forever.

And We *do covenant with the said* Shoney's Big Boy Enterprises, Inc.

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.*, except taxes for 1973 which are prorated and to be paid by the sellers.

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

And We

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Shoney's Big Boy Enterprises, Inc., its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* October, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Davis

Shirley E. Davis by J. H. Davis Atty-in-Fact

John B. Blair, Sr.

Ruth L. Blair, By Atty-in-Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State, the within named* James H. Davis and John B. Blair, Sr.

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

Witness my hand and official seal at Nashville, *Tennessee, this day of* October, *19* 73.

Mary Emery *Notary Public.*

Commission Expires 4/25/76.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 1973, before me personally appeared J. H. Davis to me known to be the person who executed the foregoing instrument in behalf of Shirley T. Davis, and acknowledged that he executed the same as the free act and deed of said Shirley T. Davis.

Witness my hand and official seal at office in Nashville, Tennessee, this 9th day of October, 1973.

Mary Emery
Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/25/76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 1973, before me personally appeared John B. Blair, Sr. to me known to be the person who executed the foregoing instrument in behalf of Ruth L. Blair, and acknowledged that he executed the same as the free act and deed of said Ruth L. Blair.

Witness my hand and official seal at office in Nashville, Tennessee, this 9th day of October, 1973.

Mary Emery
Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/25/76

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

James H. Davis et al.

TO

Shoney's Big Boy Enterprises, Inc.

C 2 7 4 5 0

IDENTIF. REFERENCE

OCT 11 1 35 PM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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OCT 11 73 COMM 81,187.50
OCT 11 73 STATE A* 211.12
OCT 11 73 RECFEE A* .50
OCT 11 73 RECORD A* 8.00 * 219.62

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201