This instrument prepared by: Martin E. Simmons
Attorney
Life & Casualty Tower
Nashville, Tenn.

WARRANTY DEED

BOOK 1756 PAGE 81

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LCM INVESTMENTS	DENNY'S INCORPORATED	
(NAME)	(NAME)	
PO Box 149	14256 EAST FIRESTONE BLVD	M 106
(STREET, ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P 126
NASHVILLE TENN 37202	LA MIRADA, CALIFORNIA 90638	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration receipt of which is hereby acknowledged.

OCT16	CONV	90,000.00			
OCT16	CONV	15,000.00			
OCT16	STAX		A* 273.00		
OCT16	RECFEE		A* .50		
OCT16	MTGDEED		A* 6.00	*	279.50

Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, has *bargained and sold, and by these presents do transfer and convey unto the said* LCM Investments, a joint venture between McDowell Development Corporation and Life and Casualty Insurance Company of Tennessee, both Tennessee corporations, its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 6th Civil District of Davidson County, Tennessee, Section Eleven, The Plus Park, as Recorded in Book 4595, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

To reach the point of beginning from the original northwest corner of the proposed Plus Park Subdivision, said corner being Humble Oil and Refining Company's southeasterly corner on the southwesterly margin of Murfreesboro Pike, as conveyed to the latter by Deed of record in Book 3465, page 273, Register's Office for said County, go S 44° 35' W, a distance of 8.8' to the westerly margin of Plus Park Blvd., thence; in a southerly and westerly direction with a 25' radius curve right, a distance of 17.69' to a point, thence; with a 560.71' radius curve left a distance of 188.39' to the point of beginning, thence; in a southerly direction with a 560.71' radius curve left, a distance of 168.81' to a point, thence; S 1° 34' W, a distance of 38.23' to a point, thence; with a 25' radius curve to the right, a distance of 43.18' to a point, thence; with a 514.46' radius curve to the left, a distance of 197.52' to a point, thence; S 78° 32' W, a distance of 68.90' to a point, thence; N 44° 39' E, a distance of 371.53' to a point, thence; S 71° 11' E, a distance of 66.77' to the point of beginning and containing 39,885 sq. ft. or 0.92 acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me, this the _____ day of _____ 19__

Affiant

My commission expires _____

Notary Public

Being part of the property conveyed to Life and Casualty Insurance Company of Tennessee, by deed from J. H. Warf, Chairman, et al, of record in Book 4429, page 161, Register's Office for said County.

This conveyance is subject to a 30-foot minimum building setback line from the southerly line, a 30-foot minimum building setback line from Plus Park Boulevard, a 15-foot public utilities and drainage easement along all boundary lines of the subject property, and conditions of owner's certificate as shown on plan of record in Book 4595, page 22, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument of record in Book 4530, page 348, Register's Office for Davidson County, Tennessee.

C28055

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IDENTIF. REFERENCE

OCT 16 4 21 PM '73

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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 LCM Investment, a joint venture, etc., its ..... *heirs and assigns, forever.*

And it does ~~~~ *covenant with the said* LCM Investment, a joint venture, etc. ..... *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,* except as otherwise noted herein.

And it does ..... *further covenant and bind* itself, its ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* LCM Investments, a joint venture, etc., its ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* s *this* 16th *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.*

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

SEAL

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

By: [signature]
Second Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

.....

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.....
COUNTY OF.....

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

.....

.....

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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eleanor H. Meade, *a Notary Public of the State and County aforesaid, personally appeared* Martin E. Simmons, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Second Vice President *of the* Life and Casualty Insurance Company of Tennessee, *the within named bargainor, a corporation, and that* he *as such* Second Vice 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* Second Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 16th *day of* October, *19* 73.

Eleanor H. Meade
Notary Public

ELEANOR H. MEADE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires May 8, 1975.