This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

BOOK 4774 PAGE 599

WARRANTY DEED

FROM

SHONEY'S BIG BOY
ENTERPRISES, INC.

TO

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE METROPOLITAN
GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY, a
Tennessee corporation

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ Exempt .

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 1973.

_____
Notary Public
My Commission Expires: _____

Address new owner as follows:

The Industrial Development
Board of Nashville and
Davidson County
P. O. Box 548
Nashville, Tennessee 37202

Send Tax Bills to:

Exempt

Map 94-O

Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), SHONEY'S BIG BOY ENTERPRISES, INC., has bargained and sold, and by these presents does transfer and convey unto the said THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land located in the Third Civil District of Davidson County, Tennessee, being a portion of River Hills Industrial Park, Section Six, Lot 3 as recorded in Book 4660, page 42, R.O.D.C. and more particularly described as follows:

BEGINNING at a concrete monument in the west margin of Spence Lane, said monument being in the center of a TVA easement having a right-of way width of 100 feet and being 1701.7' from the north margin of Lebanon Road and proceeding as follows: South 21° 53' East a distance of 259.95' to an iron pin in the west margin of Spence Lane; thence, leaving said margin, South 62° 05' West a distance of 506.0' to an iron pin in the east right-of-way of the Louisville and Nashville Railroad; thence, continuing along said railroad, north 24° 54' West a distance of 256.10' to a concrete monument, said monument being in the center line of aforementioned TVA easement; thence, continuing along said center line, North 61° 47' east a distance of 519.71 feet to the point of beginning and containing 3.036 acres, more or less, as per survey by Turner Engineering Company dated November 23, 1973.

INCLUDED in the above description is a 50-foot TVA Transmission line easement along the west margin of the described tract.

Not included in the above description but being granted hereunder is a drive-way easement being more particularly described as follows:

BEGINNING at a point in the east margin of the above described tract, said point being South 62° 05' West a distance of 85' from the southeast corner of the above described tract and proceeding as follows: South 31° 33' 51" East a distance of 245.65' to a point; thence, South 39° 53' East a distance of 78.52' to a point in the west margin of Spence Lane; thence, around a curve to the left having a radius of 495.72' a distance of 48.4' to a point; thence, North 39° 53' West a distance of 35.61' to a point; thence, North 31° 33' 51" West a distance of 241.90' to a point in the east margin of the above described tract; thence, south 62° 05' west a distance of 25' to the point of beginning and containing 0.173 of an acre, more or less.

BEING property conveyed to Shoney's Big Boy Enterprises, Inc., by deed from Riverhills, Inc., as of record in Book 4738, page 217, said Register's Office.

This property is known as 189 Spence Lane (Address), Nashville, Tennessee 37210 (Zip Code).

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee corporation, its successors and assigns, forever.

And it does covenant with the said THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee corporation, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except for TVA easements as recorded in Book 1163, page 167, Book 1237, page 50, and Book 1181, page 326, said Register's Office.

And SHONEY'S BIG BOY ENTERPRISES, INC., does further covenant and bind its successors and assigns to warrant and forever defend the title to the said land to the said THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 19th day of December, 1973, the corporate party 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 Felix C. McDaniel, Vice President

ATTEST:

[illegible] Secy-Treasurer

SHONEY'S BIG BOY ENTERPRISES, INC. SEAL TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, James H. Sikes, a Notary Public of the State and County aforesaid, personally appeared Felix C. McDaniel and W. H. Bruninga, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be the Vice President and Sec-Treasurer, respectively, of Shoney's Big Boy Enterprises, Inc., the within named bargainor, a corporation, and that they, as such Vice President and Sec-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the said Felix C. McDaniel as such Vice President and attesting the same by the said W. H. Bruninga as such Sec-Treasurer.

Witness my hand and seal at office at Nashville, Tennessee, this 19th day of December, 1973.

James H. Sikes
Notary Public

My Commission Expires: May 10, 1976

JAMES H. SIKES NOTARY PUBLIC DAVIDSON CO. TENN.

C35998

T IDENTIF. REFERENCE

DEC 20 3 09 PM '73
FELIX WILSON REGISTER
DAVIDSON COUNTY, TENN.

DEC20 MISC A* 6.00 * 6.00