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Burgess + Tarbills Shoney's Big Boy Enterprises 1727 Elm Hill Pike Nashville, Tenn.

Map. Parcel 106-16.46.3

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This Indenture made this 30th day of November, 1973 between SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania Corporation, 1608 Walnut Street, Philadelphia, Pennsylvania 19103, Grantor and SHONEY'S BIG BOY ENTERPRISES, INC., a Tennessee Corporation, 1727 Elm Hill Pike, Nashville, Tennessee, Grantee.

Witnesseth: That the said Grantor for and in consideration of One Hundred Twenty-five Thousand Dollars ($125,000.00) to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Grantee its successors and assigns forever the certain tract of land situated and being in the County of Davidson, State of Tennessee and more particularly described as follows:

> Land in the 2nd Civil District of said County and State, being the westerly 75 feet of lot No. 4, all of lot No. 5 and the easterly 25 feet of lot No. 6 on the unrecorded plan of part of the property of Martin Theatres of Nashville, Inc., described according to a survey made by Clyde D. Anderson, Surveyor, Sept. 29, 1963, as follows: Beginning on the southwesterly margin of the Murfreesboro Road at a point north 50° 28' west 364.71 feet from the northwesterly margin of Thompson Lane, being the most northerly corner of the property conveyed to The Krystal Company by deed from Martin Theatres, of Nashville, Inc., of record in book 3647, page 131, Register's Office for said County; thence with the northwesterly line of land now or formerly of The Krystal Company, south 39° 32' west 170 feet; thence north 50°28' west 200.9 feet; thence northeastwardly 164.56 feet, more or less, to the southwesterly margin of the Murfreesboro Road; thence with said Road, south 50° 28' east 200 feet to the beginning. Together with an easement for a 20-foot alleyway in the rear of said property, extending in a southeasterly direction along the rear of the easterly 25 feet of lot 6 and lots 5, 4, 3, 2 and 1 on said plan, to Thompson Lane.
>
> Being the same premises conveyed to Grantor by Deed recorded Davidson County, Tennessee in Deed Book 4768, Page 359.
>
> Subject to easements, restrictions and conditions of record and easements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, its successors and assigns forever;

And the said Grantor for itself, its successors and assigns does covenant and agree to and with the said Grantee its successors and assigns that it is lawfully seized in fee of the aforesaid premises; that the same are

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free of all encumbrances, except as aforesaid, that it has good right to sell and convey the same to Grantee aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever, by, from or under it, them or any of them, except as aforesaid.

In witness whereof, the said Sun Oil Company of Pennsylvania has hereunto set its hand and seal the day and year above written.

SUN OIL COMPANY OF PENNSYLVANIA

E. E. Rossman, Assistant Secretary

William Gorden, Manager, Marketing
Property Management and Divestment

STATE OF PENNSYLVANIA)
) ss:
COUNTY OF PHILADELPHIA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared William Gorden, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager, Marketing Property Management and Divestment of Sun Oil Company of Pennsylvania, the within named Grantor, a corporation, and that he being authorized so to do, executed the foregoing instrument on behalf of the corporation for the purposes therein contained, by signing the name of the corporation by himself as such official this 30th day of November, 1973.

Michael J. Grady, Notary Public

My Commission expires Nov. 28, 1974

THIS INSTRUMENT PREPARED BY S. MORTON RUTHERFORD III, ESQ., SUN OIL COMPANY OF PENNSYLVANIA, 1608 WALNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT .....
E.E. Rossman, Assistant Secretary

Subscribed and sworn to before me
on this 30th day of Nov. , 1973.

Notary Public
Michael J. Grady

My Commission Expires: Nov. 28, 1974

C38700

IDENTIF. REFERENCE

JAN 24 2 40 PM '74

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

JAN24⁷⁴	CONV	90,000.00			
JAN24⁷⁴	CONV	35,000.00			
JAN24⁷⁴ S'TAX			A*	325.00	
JAN24⁷⁴ PR'FEE			A*	.50	
JAN24⁷⁴	W'DEED		A*	6.00	* 331.50