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IDENTIF. REFERENCE

DEC 27 8 45 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Jesse L. Stevens, Sec. Treas.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December 1974.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHONEY'S (NAME)	Same (NAME)	Parts of Parcels 13DA 19280 in 13DA 19260
P.O. Box 1260 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Maps 71 6 Par 5 and 76
NASHVILLE, TENN. 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, MILLARD V. OAKLEY, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHONEY'S BIG BOY ENTERPRISES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to survey of Stanford & Assoc., Inc., Engineers, dated October 15, 1974, as follows:

BEGINNING at a concrete monument in the northerly right-of-way of Trinity Lane, said monument being located 700 feet west of the center line of Hampton Street; thence, with the northerly right-of-way of Trinity Lane, N 87 degrees 55 minutes 30 seconds W, 200.00 feet to an iron pin in concrete; thence N 3 degrees 28 minutes E, 250.00 feet to a point; thence S, 87 degrees 55 minutes 30 seconds E, 200.00 feet to a point; thence S 3 degrees 28 minutes W, 250.00 feet to the point of beginning, containing 1.147 acres, more or less.

BEING part of the same property conveyed to Millard V. Oakley, Trustee, with full power to sell, mortgage or otherwise encumber without joinder of any beneficiary, by deed from W. M. Mullins, et ux, of record in Book 4821, page 838, re-recorded in Book 4862, page 235, Register's Office for Davidson County, Tennessee.

DEC27	CONV	90,000.00			
DEC27	CONV	25,000.00			
DEC27	S'TAX		A*	299.00	
DEC27	PR'FEE		A*	.50	
DEC27	W'DEED		A*	4.00	* 303.50

This is { unimproved (X) / improved ( ) } property, known as Trinity Lane, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of December, 19 74

Millard V. Oakley Trustee

Millard V. Oakley, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Millard V. Oakley, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December 19 74

Commission expires 11-30-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

MILLARD V. OAKLEY, TRUSTEE

TO

SHONEY'S BIG BOY ENTERPRISES, INC.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd
Book P