FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Houston T. Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 76

Mrs Louise Vaughn
Notary Public

MY COMMISSION EXPIRES: 8-20-78
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shoney's Big Boy Enterprises (NAME)	Shoney's Big Boy Enterprises, Inc. (NAME)	149
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	1727 Elm Hill Pike (STREET ADDRESS)	& 159
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	PW

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, Houston T. Ezell and wife, Mable W. Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shoney's Big Boy Enterprises, Incorporated

its successors
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 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of the Subdivision of Tract No. 2 and 4 of the Houston T. Ezell Property, of record in Book 4885, page 173, Register's Office for said County, described as follows:

Beginning at a monument placed in the southerly margin of Murfreesboro Road, said point being located South 46° 04' 59" East 130.00 feet from the intersection of Murfreesboro Road and Bell Road, and also being the southeasterly corner of the Houston T. Ezell lands; thence along the southerly margin of Murfreesboro Road South 46° 04' 59" East 100 feet to a monument; thence leaving Murfreesboro Road South 43° 56' 01" West 175.97 feet to a point, said point being located in the northerly line of a 20 foot easement as shown on said plan; thence along the northerly line of said easement North 46° 08' 58" West 100 feet to a point, said point being the southwesterly corner of the Ezell lands; thence with Ezell's easterly line North 43° 56' 01" East 176.08 feet to a monument in the southerly margin of Murfreesboro Road, the point of beginning.

Being part of the same property conveyed to Houston T. Ezell and Otis W. Charlton by deed from Audrey C. Sanders, of record in Book 4215, page 862, Register's Office for Davidson County, Tennessee, and further to Houston T. Ezell, by quitclaim Deed from Otis W. Charlton, as to his 1/2 undivided interest, of record in Book 4899, page 880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4885, page 173, said Register's Office, which shows an owners certificate, and a 15 foot minimum building setback line from Murfreesboro Road.

This is unimproved (X) improved ( ) property, known as Murfreesboro Road (House Number) (Street) Nashville, Tennessee (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 our hand s this 24th day of July, 19 76

Houston T. Ezell

Mable W. Ezell

BOOK 5049 PAGE 924

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Houston T. Ezell and wife, Mable W. Ezell

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 26th day of July 1976.

Commission expires 8/3/77

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 Houston T. Ezell and wife, Mable W. Ezell

TO Shoney's Big Boy Enterprises, Incorporated

D60331

IDENTIF REFERENCE

JUL 27 2 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL27	CONV	50,000.00		
JUL27	S'TAX		B* 130.00	
JUL27	PR'FEE		B* .50	
JUL27	W'DEED		B* 4.00	* 134.50