Send tax bills to:
Shoney's Enterprises
1727 Elm Hill Pike
Nashville, Tenn.37210

Address New Owner:
Shoney's Enterprises
1727 Elm Hill Pike
Nashville, Tenn. 37210

Map Parcel:
F. B. 5DU-32756
205-163

WARRANTY DEED

BOOK 5058 PAGE 293

THIS INDENTURE, made this 17th day of June, 1976, by CHEVRON OIL COMPANY, a California corporation, hereinafter called Grantor, and SHONEY'S BIG BOY ENTERPRISES, INCORPORATED, a Tennessee corporation, whose mailing address is 1727 Elm Hill Pike, Nashville, Tennessee 37210, hereinafter called Grantee.

WITNESSETH: That Grantor, for and in consideration of Eighty Thousand Seven Hundred Fifty Dollars ($80,750.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby sells and conveys unto the said Grantee, its successors and assigns forever, that certain tract of land situated and being in Davidson County, Tennessee, more particularly described as follows, to-wit:

A tract of land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being part of the old Alex Carper Home Place, as shown on plan of record in Plan Book 2, pages 67 and 82, Chancery Court at Nashville, and lying in the southeast quadrant of Interstate Route I-24 and Bell Road, and described according to a survey made by Parrish Engineers, Inc., December 1, 1966 and revised March 24, 1967, as follows:

Beginning at a point in the southerly right-of-way of the Frontage Road and the easterly right-of-way of the relocated Cane Ridge Road, 25.67 feet east of the intersection of said right-of-way; thence with right-of-way of frontage road, south 86° 30' east 134.33 feet to an iron stake; thence south 1° 59' west 315.00 feet to an iron stake; thence north 86° 30' west 160.00 feet to an iron stake in the east right-of-way of the relocated Cane Ridge Road; thence with said east right-of-way, north 1° 59' east 289.33 feet to a point at the beginning of a 25 foot radius curve to the right; thence with said curve and right-of-way, northeasterly 39.93 feet to the point of beginning, containing 50,382 square feet or 1.157 acres.

BEING the same property conveyed unto Grantor herein by deed dated October 31, 1967, of record in Book 4189, Page 255, in the Register's Office of Davidson County, Tennessee.

This instrument was prepared by:
J. L. BAILEY
Attorney-at-Law
1518 Starks Building
Louisville, Kentucky 40202

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 Grantor for itself, its successors and assigns does covenant and agree to and with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except as to all taxes and assessments due and payable in the current year and thereafter and except as to all easements and restrictions of record and zoning and building

regulations applicable to said property and any state of facts that might be shown by an accurate survey and any roads and ways over and across said land; including, but not limited to, the permanent easement over the southern most 62½ feet of the property herein conveyed reserved in the aforesaid deed dated October 31, 1967 and recorded in Book 4189, Page 255 in the Registrar's Office of Davidson County, Tennessee; that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted land and premises Grantor will warrant and defend against all lawful claims whatsoever.

All taxes for the current year have been prorated as of date of delivery of this deed. Grantee has paid Grantor its pro rata share. Therefore, Grantor hereby assumes and agrees to pay all taxes for the current year before penalty attaches.

IN WITNESS WHEREOF, CHEVRON OIL COMPANY, a California corporation, has caused these presents to be executed by its Vice President - Southern Division, attested by its Assistant Secretary - Southern Division, for and on its behalf, this the 17th day of June, 1976.

ATTEST

CHEVRON OIL COMPANY
a California corporation

BY _____
Assistant Secretary - Southern Division

BY _____
Vice President - Southern Division

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State of Kentucky at large, personally appeared M. G. AZCONA and J. L. BAILEY, with both of whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Vice President - Southern Division and Assistant Secretary - Southern Division, respectively, of Chevron Oil Company, a California corporation, the within mentioned bargainor, and that they as such Vice President - Southern Division and Assistant Secretary - Southern Division, respectively, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the said Corporation by said M. G. AZCONA as Vice President - Southern Division and J. L. BAILEY as Assistant Secretary - Southern Division.

Witness my hand and notarial seal this the 17th day of June, 1976.

_____
Notary Public, Ky. State at Large
My commission expires Dec. 1, 1978

STATE OF KENTUCKY

COUNTY OF JEFFERSON

BOOK 5058 PAGE 295

Chevron Oil Company, the Grantor herein, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,750.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

CHEVRON OIL COMPANY

BY _____ AFFIANT
J. L. BAILEY
Assistant Secretary - Southern Division
of Chevron Oil Company

Subscribed and Sworn to before me on this the 17th day of June, 1976.

Barbara Berry
Notary Public, Ky. State at Large
My commission expires Dec. 1, 1978

NOTARY PUBLIC STATE AT LARGE

D6 3 6 3 2

IDENTIF. REFERENCE

AUG 17 2 42 PM '76

FEE
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG 17 76 | CONV | 80,750.00 | | | |
| AUG 17 76 S'TAX | | | B* | 209.82 | |
| AUG 17 76 PR'FEE | | | B* | .50 | |
| AUG 17 76 | W'DEED | | B* | 6.00 | * 216.32 |