New Owner:
Shoney's, Inc.
1727 Elm Hill Pike
Nashville, Tennessee 37210

Send tax bills to:
Same

Map 107-1 Par. 19

2DA-64875

D E E D

BOOK 5084 PAGE 899

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by SHONEY'S BIG BOY ENTERPRISES, INC., a corporation, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

FORTUNE-NASHVILLE COMPANY NO. 2, a partnership, has bargained and sold, and by these presents do transfer and convey unto the said Shoney's Big Boy Enterprises, Inc., a 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 in the 3rd Civil District of Davidson County, Tennessee, being the south portion of Lot No. 44 on the Plan of Section 36 and Revision of Section 19, Metropolitan Industrial Park, of record in Book 4300, page 203, Register's Office for said County, described according to a survey made by Barge Waggoner Sumner and Cannon, August 19, 1976, as follows:

Beginning at a concrete monument in the easterly margin of Massman Drive, also the northerly margin of Interstate Highway 40; thence, along said margin of Massman Drive, N 17 deg. 51'35" W, 269.79 feet to a point; thence, leaving Massman Drive, N 79 deg. 00'E, 423.26 feet to a point; thence, S 11 deg. 00'E, 242.26 feet to an iron pin in the northerly margin of Interstate Highway 40; thence, alongI-40, S 75 deg. 15'19"W, 391.87 feet to a concrete monument, the point of beginning.

Being part of the property conveyed to Fortune-Nashville Company No. 2, a partnership by deed from Metropolitan Industrial Park, Inc., recorded in Book 4674, page 301, Register's Office for said County.

Subject to easements, set-back lines and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shoney's Big Boy Enterprises, Inc., a corporation, its successors and assigns, forever. And it does covenent with the said Shoney's Big Boy Enterprises, Inc. that it is lawfully siezed and possessed of said land in fee simple; have a good right ro convey it, and the same is unencumbered, except for current taxes.

And Fortune-Nashville Company No. 2, a partnership, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Shoney's Big Boy Enterprises, Inc., its successors and assigns against the lawful claims of all persons whomsoever, except 1976 taxes.

Witness my hand this 29th day of October, 1976.

D 75662

T
IDENTIF. REFERENCE

Nov 4 11 59 AM '76

FELIX J. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FORTUNE-NASHVILLE COMPANY NO. 2
A partnership

By _____
Edward L. Bakewell, Jr., Partner

By _____
William H. Armstrong, Jr., Partner

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

Personally appeared before me, John A. Blumenfeld, a notary public ina dn for said County and State, the within named Edward L. Bakewell, Jr. and William H. Armstrong, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, in their capacities as partners of Fortune-Nashville Company No. 2, a partnership.

WITNESS my hand an official seal in St. Louis County, Missouri, this 29th day of October, 1976.

JOHN A. BLUMENFELD NOTARY PUBLIC ST. LOUIS COUNTY, MO.

_____
Notary Public

My commission expires: 12/12/77

NOV-4-76 CONV 88,550.00
NOV-4-76 S'TAX B* 230.10
NOV-4-76 PR'FEE B* .50
NOV-4-76 W'DEED B* 4.00 * 234.60

This instrument was prepared by
Phillip J. Paster, Esquire,
130 South Bemiston Avenue, Suite 205
Clayton, Missouri 63105.

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $88,550.00.

_____
Affiant

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Subscribed and sworn to before me,
this 3rd day of Nov., 1976.

_____, Notary Public.

My commission expires: 4/21/80