This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Colonial Realty Company

TO

Long John Silver's, Inc.

For draftsman's use

This instrument prepared by:
Robert N. Buchanan, III
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Long John Silver's, Inc. (NAME)	Same (NAME)	118-12
P. O. Box 11988 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. 39
Lexington, Kentucky 40511 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FILED APR 27 8 47 AM '77
REGISTER DAVIDSON COUNTY, TENN.

E00747

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 120,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 4/21/1980

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00)---------- DOLLARS and other good and valuable consideration.

Colonial Realty Company has bargained and sold, and by these presents does transfer and convey unto the said Long John Silver's, Inc. a Delaware Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 as shown on the Plan of Colonial Realty Co. Subdivision of record in Book 5060, page 119, Register's Office for said county. Said lot fronts 150.00 feet on the northerly right of way of Thompson Lane and running back between Parallel lines 200.00 feet to a rear line measuring 150.00 feet thereon and containing .687 acres. Being part of the property conveyed to Colonial Realty Company from Houston-McCord Realty Company by deed of record in Book 2796, page 499, said register's office.

Colonial Realty Company retains a 6 foot drainage easement across the westerly line of said lot and a 10 foot water line easement across the northern portion of said lot, both as shown on said survey.

In connection with said water line easement, Colonial Realty Company covenants that it shall promptly and diligently make any necessary repairs in said line and return the premises to a condition as good or better than that existing immediately prior to the initiation of such repair work, and that no part of said water line shall be located above ground.

BOOK 5140 PAGE 447

WD-2

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

PLEASE RETURN TO CHICAGO TITLE INS. CO. AMERICAN TRUST BLDG. NASHVILLE, TENN. 37201

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Long John Silvers heirs and assigns, forever.

And it does covenant with the said Long John Silvers', Inc. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for property taxes for 1977 which are prorated.

And Colonial Realty Company does further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Long John Silver's, Inc. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 26th day of April, 19 77

COLONIAL REALTY COMPANY

By: J B Rogland Pres.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~Mary Emery~~, a Notary Public in and for said County and State, the within named

APR27 77 CONV 90,000.00
APR27 77 CONV 30,000.00
APR27 77 S TAX B* 312.00
APR27 77 REGISTER B* 4.00 * 316.50

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

Tennessee, this _____ day of _____, 19_____.

_____, Notary Public.

Commission expires _____.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Emery, a Notary Public of the State and County aforesaid, personally appeared J. B. Rogland, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Colonial Realty Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of April, 19 77.

Mary Emery, Notary Public

Commission expires 4/21/80

RAY ENSEY NOTARY PUBLIC LAKE CO. STATE OF TENN.