Warranty Deed Prepared by:
John C. Callison, Attorney
403 Kirkland Hall
Vanderbilt University
Nashville, Tennessee 37240

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shoney's, Inc.	Shoney's Inc.	107-1
(NAME)	(NAME)	
1727 Elm Hill Pike	1727 Elm Hill Pike	15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ..... *Dollars,*

and other good and valuable consideration the receipt of which is hereby acknowledged, The Vanderbilt University.

has
have this day bargained and sold, and do hereby transfer and convey unto the said Shoney's, Inc. *(successors), ~~heirs~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:* Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot no. 46 on the Plan of Metropolitan Industrial Park, Section 38, a plat of which is recorded in Book 4595, page 165, Register's Office for Davidson County, Tennessee, and more particularly described as: Beginning at a concrete monument on the northerly margin of Elm Hill Pike at the east end of the return radius of Elm Hill Tree Drive; thence westerly around a curve to the right with a radius of 50 feet, a central angle of 95° 18', a distance of 83.17 feet to a concrete monument in the easterly margin of Elm Tree Drive; thence with the easterly margin of Elm Tree Drive along a curve to the right having a central angle of 15° 00' and a radius of 743.08 feet, a distance of 123.81 feet to a concrete monument; thence continuing along said easterly margin north 11° 00' West 212.82 feet to a concrete monument; thence North 79° 00' East 138.43 feet to a concrete monument; thence South 51° 32' East 271.62 feet to a concrete monument in the northerly margin of the Elm Hill Pike; thence with a northerly margin of Elm Hill Pike along a curve concave southwesterly having a radius of 914.93 feet and a central angle of 20° 14' 14", a distance of 323.16 feet to the point of beginning, containing 2.14 acres, more or less.

Being the same property conveyed to The Vanderbilt University by Warranty Deed from Mildred P. Green of record in Book 5211, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4214, page 851, and in Book 4711, page 156, Register's Office for Davidson County, Tennessee: owner's certificate, a 50-foot setback line from Elm Hill Pike, and a 30-foot setback line from Elm Tree Drive, as shown on plan of record in Book 4595, page 165, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 375,000.00

Subscribed and sworn to before me, this the 15 day of February 19 78

Affiant

My commission expires: May 13 1979 (Affix Seal)

Notary Public

This is unimproved / improved property, known as Elm Hill Pike, Nashville, Davidson County, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Shoney's, Inc. its *(successors), heirs and assigns forever.* it does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

it does *further covenant and bind* itself, its successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Shoney's, Inc. *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 15th *day of* February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOR THE VANDERBILT UNIVERSITY: Emmett B. Fields JCC
Emmett B. Fields, President

ATTESTED BY: Harold F. Miller
Harold F. Miller, Treasurer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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, Frances L. Morrison, *a Notary Public of the State and County aforesaid, personally appeared* Emmett B. Fields, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President of the Vanderbilt University, *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* 15th *day of* February, *19* 78

My Commission Expires NOV. 23, 1980 — Frances L. Morrison *Notary Public*

Commission expires .....

FRANCES S. MORRISON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary L. Hale, a Notary Public of the State and County aforesaid, personally appeared Harold F. Miller with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Treasurer of the Vanderbilt University, the within named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, attested the foregoing instrument for the purpose therein contained, by the signing his name as Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of February, 1978.

Commission expires May 13, 1979 — Mary L. Hale Notary Public

MARY L. HALE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FEB 15 78	CONV	*	$	375.000.00	
FEB 15 78	S'TAX		B*	975.00	
FEB 15 78	PR'FEE		B*	.50	
FEB 15 78	W'DEED		B*	4.00	* 979.50

WARRANTY DEED

FROM Vanderbilt University

TO Shoney's, Inc.

E 5 0 7 9 1

IDENTIF. REFERENCE

FEB 15 4 07 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238