THOMAS M. EVANS, ATTORNEY
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shoney's, Inc. (NAME)	Shoney's, Inc. (NAME)	43-9
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	1727 Elm Hill Pike (STREET ADDRESS)	15 and 365
Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37202 (CITY) (ZONE) (STATE)	BOOK 5474 PAGE 223

For and in Consideration of the sum of EIGHTY TWO THOUSAND and no/100 ($82,000.00) *DOLLARS*

cash in hand paid by Shoney's, Inc., the receipt of which is hereby acknowledged,

we, JOE H. CORLEY and wife, PATTY JEAN CORLEY,

have bargained and sold, and by these presents do transfer and convey unto the said SHONEY'S, INC., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1: A parcel of land in the 11th Civil District of Nashville, Davidson County, Tennessee, bounded on the east by Gallatin Road and located south of Williams Avenue more particularly described as follows:

Beginning at an iron pin in concrete on the westerly right-of-way of Gallatin Road, 227 feet more or less south of the southerly right-of-way of Williams Ave.; thence, continuing along Gallatin Road, S 01° 26' W, 50.00 feet to an iron pin in concrete; thence, leaving Gallatin Road and along the north line of Buford C. Green property N 88° 34' W, 175.00 feet to an iron pin on the east margin of a 25-foot alley; thence, along said alley N 01° 26' E, 50.00 feet to an iron pin in concrete; thence, with the southerly line of the Baird Enterprises property S 88° 34' E, 175.00 feet to the point of beginning.

TRACT 2, PHASE 2: A parcel of land in the 11th Civil District of Nashville, Davidson County, Tennessee, bounded on the North by tract 2, phase 1, as described on survey of W. B. Grandstaff, T.R.L.S., #646, dated February 5, 1974, on the east by a 25-foot wide alley and located west of Gallatin Road and south of Williams Ave., more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 1979

Notary Public

My commission expires: August 6, 1980

(Affix Seal)

Beginning at an existing iron pin in concrete on the westerly margin of said 25-foot alley at the north line of the Almon L. Johnson property; thence, with Johnson's north line N 78° 12' W, 271.47 feet to an iron pin; thence, along the line between the Phases 1 and 2 of Tract 2, N 17° 46' E, 354.15 feet to an iron pin; thence, S 88° 34' E, 196.76 feet to an iron pin on the west margin of said 25-foot alley; thence, along said alley S 01° 26' W, 58.10 feet to an existing brass cap in concrete; thence, continuing with said alley S 06° 30' W, 331.90 feet to the point of beginning.

Being the same property conveyed to Joe H. Corley, by deed from First National Bank of Atlanta, a national banking association, of record in Book 5319, page 895, Register's Office for Davidson County, Tennessee.

This is unimproved (X) property, known as no street number (House Number) Gallatin Road (Street) Madison, Tennessee (P. O. Address: City or Town)

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, Inc. its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Shoney's, Inc. *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,* except taxes for the year 1979, which have been prorated and assumed by the grantee; and easements for water and sewer lines and electric and telephone lines and cables.

And we, Joe H. Corley and wife, Patty Jean Corley, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Shoney's, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 30th *day of* June, *19* 79 ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Joe H. Corley

Joe H. Corley

Patty Jean Corley

Patty Jean Corley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary L. Chenault, a Notary Public in and for said County and State, the within named JOE H. CORLEY and wife, PATTY JEAN CORLEY, 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 30th day of July, 1979.

Mary L. Chenault, Notary Public.

Commission Expires August 6, 1980.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in..... this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

JOE H. CORLEY and wife,
PATTY JEAN CORLEY

TO

SHONEY'S, INC.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

BOOK 5474 PAGE 226

F. 4.3.2 5.4

IDENTIF. REFERENCE

JAN 31 2 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5174 PAGE 227

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

82000.00- CO
213.20 CO TX
.50 PRFEE
12.00 WDEED
CHECK 225.70-
0475A07/31/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4.3.2 5.4

IDENTIF. REFERENCE

JUL 31 2 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701089