THIS INSTRUMENT PREPARED BY:
Jack F. King, Jr., Attorney
Trabue, Sturdivant & DeWitt
26th Fl., Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5857 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee	exempt (NAME)	To be Assigned
P. O. Box 548		94
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37202	(STREET ADDRESS)	P/O Par 135
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One ($1.00)

Dollars,

cash in hand paid by The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, receipt of which is hereby acknowledged, the undersigned Shoney's, Inc. (formerly Shoney's Big Boy Enterprises, Inc.) (the "Grantor")

does
~~[illegible]~~ *hereby transfer and convey unto the said* The Industrial Development Board of Metropolitan Government of Nashville and Davidson County, its successors

~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being a part of Lot 3-A of plat of the Resubdivision of Lots 3 and 3-A, Section Six, River Hills Industrial Park, as of record in Book 4955, page 111, R. O. D. C., Tennessee and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Spence Lane at the present common corner of Lots 3 and 3-A on the above noted plan; thence with the westerly right-of-way line of Spence Lane, South 21° 53' East 37.31 feet to a point; thence, with a line severing Lot No. 3-A, South 62° 05' West 221.39 feet to a corner of Lots 3 and 3-A; thence, with the common line of Lots 3 and 3-A, North 27° 55' West 37.17 feet to a point; thence North 62° 05' East 225.2 feet to the point of beginning and containing 0.178 of an acre, more or less.

Being a part of the same property conveyed to Shoney's, Inc. by Deed of record in Book 4738, page 217, 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 $ 4000.00

Subscribed and sworn to before me, this the 5th day of February, 1982

Affiant

My commission expires on: My Commission Expires July 21, 1985

(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (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 The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, its successors ~~successors~~ heirs *and assigns forever. The Grantor covenant that 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.*

covenants

Grantor *further* ~~covenants~~ *and bind* itself its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* The Industrial Deveopment Board of the Metropolitan Government of Nashville and Davidson County, its successors ~~successors and assigns~~, *against the lawful claims of all persons.*

Witness our *hand this* 5th *day of* February, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SHONEY'S, INC.

By:

Title: Vice Pres

5

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, Susann B. Shearon, *a Notary Public of the State and County aforesaid, personally appeared* H.S. Tidwell *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President of Real Estate *of the* Shoneys, Inc. *the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice President

Witness my hand and seal, at office in Nashville, Tn
this 5th *day of* February, 19 82

My Commission Expires July 21, 1985

Susann B. Shearon *Notary Public*

Commission expires.....

4987 03/2 [illegible] CHECK

WARRANTY DEED

FROM

TO

G 8 T 6 3 6

IDENTIF. REFERENCE

MAR 2 2 05 PH '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Fld Book 38