OFFICIAL RECEIPT

This Instrument Was Prepared By:
George E. Mudter, Jr., Attorney
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5888 PAGE 34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 19 11 05 AM '82

IDENTIF. REFERENCE

G 9 2 0 3 9

Address New Owner(s):
Shoney's, Inc.
1727 Elm Hill Pike
Nashville, TN 37210

Send Tax Bills to:
New Owner

Map: 118-
Parcel: 195
Field Book: BH-180

RUSH

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES E. RICE and wife, LILLIAN RICE, who joins in the execution of this instrument for the purpose of conveying any interest she may have in the hereinafter described property (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHONEY'S, INC. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being lots nos. 20, 21, 22, 23 and the northeast part of lot no. 24 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County, described as follows:
>
> BEGINNING on the easterly margin of Franklin Pike, as widened, 100 feet northwardly from the north right of way of Biloxi Avenue; thence North 15°30' W 200.00 feet to an iron pin; thence N 74°30' E 168.74 feet to an iron pin in the westerly margin of an alley; thence with said alley S 15°30' E 210.00 feet to an iron pin; thence S 74° 30' W 74.30 feet to an iron pin; thence N 15°30' W 9.20 feet to an iron pin; thence S 74° 30' W 17.70 feet to an iron pin; thence N 15°30' W 0.80 feet to an iron pin; thence S 74°30' W 76.74 feet to a spike, the point of beginning, and containing 0.792 acres, more or less, according to a survey by Michael V. Holmes, dated 4/23/79, revised 4/30/79.
>
> BEING the same property conveyed to James E. Rice by deed from First American National Bank of Nashville and Elizabeth Glasgow Phillips, Co-Executors and Co-Trustees of the Estate of Albert H. Phillips, deceased, of record in Book 5429, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) 1982 property taxes, which have been prorated and assumed by Grantee; (b) Conditions of owner's certificate, as shown on the Plan of record in Book 332, page 99, Register's Office for Davidson County, Tennessee; (c) Terms and Conditions of Consent and Waiver, of record in Book 5506, page 441, Register's Office for Davidson County, Tennessee; (d) Easement for Sanitary Sewers and/or Storm drainage, of record in Book 4096, page 927, Register's Office for Davidson County, Tennessee; and (e) Deed of Trust to J. Greer Cummings, Jr., Trustee, of record in Book 5429, page 249, Register's Office for Davidson County, Tennessee, which secures a promissory note in the original principal amount of $75,000. As part of the consideration for this transfer, Grantee agrees to assume and pay the outstanding principal balance now due, plus future interest, on said note.

This is improved property known as 2526 Franklin Road, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, it successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 1982.

JAMES E. RICE

LILLIAN RICE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Rice and wife, Lillian Rice, the bargainors, 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 17th day of May, 1982.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.

Affiant

Subscribed and sworn to before me, this
17th day of May, 1982.

Notary Public

My Commission Expires: 1-20-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
CO		200,000.00		
CO TX		520.00		
PR		.50		
DEED		6.00		
				526.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.S. 20 39

IDENTIF. REFERENCE

MAY 19 11 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 881967