OFFICIAL RECEIPT

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

RUSH

FELIX Z. WILSON III, Register
DAVIDSON COUNTY, TN
MAY 19 11 06 AM 82

IDENTIF. REFERENCE
Map: 92-2
Parcel 99
Field Book: 11W-665

G 9 2 0 4 0

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

Send Tax Bills to:
New Owner

BOOK 5888 PAGE 37

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 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:

> That certain land lying and being in Nashville, Davidson County, Tennessee being those portions of Lots 2, 3, 4, & 5, Long and Ashworths Subdivision (plan of said Subdivision being of record in Plat Book 57, Page 87, Register's Office for Davidson County, Tennessee) comprising a four-sided parcel measuring approximately 200.9 feet along Jefferson Street; approximately 143.48 feet along 26th Avenue North; approximately 200.69 feet along Beasley Street; and approximately 144.10 feet along the boundary of adjoining land between Beasley Street and Jefferson Street.
>
> Being the same land conveyed to James Rice by quitclaim deed from Worldwide Services, Inc., of record in Book 5349, Page 888, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (a) conditions of owner's certificate, as shown on the Plan of record in Book 57, page 87, Register's Office for Davidson County, Tennessee; and (b) 1982 property taxes, which have been prorated and assumed by Grantee.

This is improved property known as 2600 Jefferson Street, Nashville, Tennessee, 37208.

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 dav of May, 1982.

James Rice
JAMES RICE

Lillian Rice
LILLIAN RICE

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5888 PAGE 38

Before me, the undersigned, a Notary Public in and for said County and State, the within named James 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

-2- 5/19/82 526.50 CHECK

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

RECEIVED OF _____

FOR _____

BOOK 5888 PAGE 39

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		
COTX		520.00		
PR		.50		
DEED		6.00		

526.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 2 0 4 0

IDENTIF. REFERENCE

MAY 19 11 05 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 881968