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IDENTIF. REFERENCE

MAY 19 11 08 AM 82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RUSH

Map: 92-10-2-6
Parcel: 15 and 16/280
Field Book: 15DA-1125

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

Send Tax Bills to:
New Owner

WARRANTY DEED

BOOK 5888 PAGE 46

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, WORLDWIDE SERVICES, INC., a Tennessee corporation, (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:

TRACT I

Land in Davidson County, Tennessee being Lot No. 4 and Lot No. 5, except the front 10 foot strip of said lot; on the Plan of Bransford Realty Company's subdivision of Maxey Avenue and Gallatin Road property, of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 4 fronts 52 feet on the easterly side of Gallatin Pike as widened, and runs back 232.5 feet, more or less, on the northerly line and 236.75 feet, more or less, on the southerly line to an alley on which it measures 51 feet.

Said part of said Lot No. 5 fronts 52 feet on the easterly side of Gallatin Pike, as widened, and extends back 218.3 feet, more or less, on the northerly line, and 222.6 feet, more or less, on the southerly line to an alley in the rear, measuring 51 feet thereon.

Being the same property conveyed to Worldwide Services, Inc., a Tennessee corporation, by Deed from William S. Adams and wife, Ruth D. Adams and Richard G. Adams, of record in Book 5118, page 136, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bransford Realty Co.'s subdivision of Maxey Avenue and Gallatin Road property, of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 53 feet on the east side of Gallatin Road and runs back 236.75 feet on the north line, and 241 feet on the south line, and shows 51 feet on said alley, subject to an easement 20 feet wide for Street Railway purposes across front of said lot.

BEING the same property conveyed to Worldwide Services, Inc., by deed from W.B. Williams and wife, Margie L. Williams, of record in Book 5118, page 138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) Easement for sanitary sewer and/or storm drainage of record in Book 4113, page 609, Register's Office for Davidson County, Tennessee, as to Tract No. I; (b) Easement for sanitary sewer and/or storm drainage of record in Book 4102, page 541, Register's Office for Davidson County, Tennessee as to Tract No. II; (c) Twenty foot easement for street railway purposes across the front of the premises, as to Tract No. I; and (d) 1982 property taxes which have been prorated and assumed by Grantee.

This is improved property known as 2904 Gallatin Road, Nashville, Tennessee, 37216.

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.

WORLDWIDE SERVICES, INC., a Tennessee corporation

By: James E. Rice
James E. Rice

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James E. Rice with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman of the Board of the Worldwide Services, Inc., the within named bargainor, a corporation, and that he as such Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman of the Board.

Witness my hand and seal, at office in 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

5/19/82 526.50 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5888 PAGE 48

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

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IDENTIF. REFERENCE

MAY 19 11 08 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 881971