THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

WARRANTY DEED

BOOK 5909 PAGE 650

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SHONEY'S, INC.	SAME	Map 95-4
(NAME)	(NAME)	Parcel 187
1727 Elm Hill Pike	ATTN: Real Estate Department	Field Book
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	No. 3 DZ-4285
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF no monetary consideration but rather in exchange for certain improved real property in Williamson County, Tennessee, COMMERCE UNION BANK, SUCCESSOR TRUSTEE, under the terms of an Agreement with Harold E. Stanford, dated November 25, 1959, hereinafter referred to as "Grantor," has this day bargained and sold, and does hereby transfer and convey unto SHONEY'S, INC., a Tennessee corporation, hereinafter referred to as "Grantee," its successors and assigns, certain improved real property in Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference, together with all of Grantor's right, title, and interest in and to a certain Lease, dated April 22, 1977, between R. D. Stanford, Jr., Trustee, and Murphy Oil Company, subject to those matters listed in Exhibit "B," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 180,000.00

Subscribed and sworn to before me, this the 9th day of July 19 82

Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

This is improved property known as 2625 and 2627 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property and said leasehold interest, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real property in fee simple, has a good right to convey the same, and that the same is unencumbered except as provided in Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real property to Grantee, its successors and assigns, against the lawful claims of all persons.

Notwithstanding any provision of this General Warranty Deed seemingly to the contrary, Commerce Union Bank has caused this instrument to be executed by the undersigned duly authorized officers solely in its capacity as Successor Trustee under the terms of an Agreement with Harold E. Standford, dated November 25, 1959, and all recourse against the Grantor herein shall be limited to the principal of the trust created by said Agreement.

IN WITNESS WHEREOF, the undersigned duly authorized officers of Commerce Union Bank have executed this instrument as of the 1st day of June, 1982.

COMMERCE UNION BANK, SUCCESSOR TRUSTEE

By: Senior Vice President
(Title)

By: Vice President
(Title)

G 9 9 3 4 T

IDENTIF. REFERENCE

JUL 12 3 33 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, D. REED HOUK, a Notary Public of the State and County aforesaid, personally appeared M. KIRK SCOBEY JR., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be SENIOR VICE-PRESIDENT of Commerce Union Bank, the within named bargainor, a corporation, and that he as such SENIOR 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 SENIOR VICE-PRESIDENT.

WITNESS MY HAND AND SEAL, at office in NASHVILLE, Tennessee, this 9th day of July, 1982.

D. Reed Houk
Notary Public

D. REED HOUK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, D REED HOUK, a Notary Public of the State and County aforesaid, personally appeared JOHN J. WANNAMAKER, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be VICE-PRESIDENT of Commerce Union Bank, 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, Tennessee, this 9th day of July, 1982.

D. Reed Houk
Notary Public

D. REED HOUK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-22-84

07/12/4477.50- CHECK
7402

EXHIBIT "A"

DONELSON PROPERTY

LEGAL DESCRIPTION

BOOK 5909 PAGE 652

BEING land in Davidson County, Tennessee, being Lots Nos. 101, 102, and 103 on the Map of Blufields, a Plat of which is of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, November 21, 1955, as follows:

BEGINNING at a post, the South margin of Lebanon Road, (U. S. Highway No. 70-N) at the Northwest corner of Lot No. 101 on said Plan; thence with the margin of said Highway, Easterly 420 feet to an iron pin, the corner of Lots Nos. 103 and 104; thence with the line between said Lots South 17° 34' West 225 feet to an iron pin, the Southwest corner of Lot No. 104 and the Southeast corner of Lot No. 103; thence with the Southerly line of Lots Nos. 103, 102 and 101, North 82° 12' West 340.1 feet to an iron pin at the Southwest corner of Lot No. 101; thence with the Westerly line of the same, North 3° 30' West 217.5 feet to the point of beginning. Included in the aforesaid description but specifically excluded therefrom is that portion of the land therein described lying within the bounds of Lebanon Road right of way, as shown on said survey of Z. J. Wilkinson, Surveyor, dated November 21, 1955.

BEING part of the property conveyed to R. D. Stanford, Jr., Trustee, by deed from Bransford Realty Company, Inc., as of record in Book 1140, Page 135, said Register's Office.

EXHIBIT "B"

EXCEPTIONS

1. Metropolitan Nashville and Davidson County Real Property Taxes for 1982, a lien, but not presently due and payable;

2. Terms and conditions of a Trust Agreement, of record in Book 2995, Page 303, Register's Office for Davidson County, Tennessee;

3. Easement and/or right-of-way for sanitary sewer and/or storm drainage, of record in Book 4306, Page 287, Register's Office for Davidson County, Tennessee;

4. Terms and conditions of Lease Agreement, dated April 22, 1977, by and between R. D. Stanford, Jr., Trustee, as Lessor, and Murphy Oil Corporation, as Lessee, a memorandum of which appears of record in Book 5177, Page 13, Register's Office for Davidson County, Tennessee; and

5. Terms and conditions of a Lease Agreement, dated June 30, 1981, by and between Murphy Oil Corporation, as Lessor, and Shoney's, Inc., as Lessee, a memorandum of which appears of record in Book 5795, Page 363, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5309 PAGE 653

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

[illegible].00- CO
466.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 477.50-
7402AL7/12/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 9 3 4 1

IDENTIF. REFERENCE

JUL 12 3 33 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 890971