[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers]
[Shoney's, Inc.	]Same]	]
[1727 Elm Hill Pike	]	] 34-2]
[P.O. Box 1260	]	] Parcel 81]
[Nashville, TN 37202	]	] (Part)]
[	]	]]
[	]	]]
[This instrument prepared by: Boult, Cummings, Conners & Berry,]		
[21st Floor, First American Center, Nashville, TN 37238]		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One (1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cousins Properties of Tennessee, Inc. (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Shoney's, Inc. (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration for this ~~transfer~~ is $ -0- .]
[ ]
[Jack King]
[Affiant]
[ ]
[Subscribed and sworn to before me this 30th day of September,]
[1982.]
[Camille K. Batchelor]
[Notary Public]
[My commission expires: Oct. 15, 1983]

H 10871

IDENTIF. REFERENCE

OCT 1 10 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10/51 CHECK

1871

WITNESS the hand of the Grantor, this 17th day of September, 1982.

COUSINS PROPERTIES OF TENNESSEE, INC.

By Robert P. Hunter, Jr.

Title: SENIOR VICE PRESIDENT

STATE OF Georgia
COUNTY OF Cobb

Before me, Natoka D. Benfield, a Notary Public of the State and County aforesaid, personally appeared Robert P. Hunter, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Sr. Vice Pres. of Cousins Properties of Tennessee, Inc., the within named bargainor, a corporation, and that he as such Sr. Vice Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice Pres.

WITNESS my hand and seal, at office in Atlanta, Georgia, this 17th day of September, 1982.

Natoka D. Benfield
Notary Public

My Commission Expires:

Notary Public, Georgia State at Large
My Commission Expires June 25, 1983

EXHIBIT "A"

A triangular tract or parcel of land located in Davidson County, Tennessee and being a portion of the "Reserved" Parcel as shown on the plan of Lot "F" of Rivergate Park of record in Plat Book 4300, page 107, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin on the easterly margin of Two Mile Pike, said point of beginning being the southwestern-most common corner of Lot No. "F" and this reserved parcel as shown on the aforesaid subdivision plan; thence leaving the margin of the said road North 35° 51' 47" East 264.58 feet to a point; thence with the line of said Lot "F" North 55° 07' 22" West 2.60 feet to an iron pin; thence continuing with said Lot "F" South 35° 18' East 264.55 feet to an iron pin set on the easterly margin of the aforesaid Two Mile Pike.

Being a portion of the same property conveyed to Harry Sadler by deed of record in Book 2904, page 615, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Larchwood, Inc., now being Cousins Properties of Tennessee, Inc., a Georgia corporation, by deed from E. L. Curtis, et ux, of record in Deed Book 4304, page 854, Register's Office of Davidson County, Tennessee.