BOK 4 NBL

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

BOOK 5993 PAGE 203

Address New Owner(s):
Fulton and Associates
1816 One Commerce Place
Nashville, TN 37230

Send Tax Bills to:
New owner

Map: 163
Parcel: 205
Field Book: 5 DU-32756

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SHONEY'S, INC. (formerly Shoney's Big Boy Enterprises, Incorporated) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to FULTON AND ASSOCIATES, a Tennessee general partnership composed of Richard Fulton and Richard L. Fulton, [illegible] (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lot No. 2 on the Plan of Cloverleaf Estates, Section 2, as of record in Book 3700, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shoney's Big Boy Enterprises, Incorporated, a Tennessee corporation by deed from Chevron Oil Company, of record in Book 5058, page 293, Register's Office for Davidson County, Tennessee, the said Shoney's Big Boy Enterprises, Incorporated having changed its corporate name to Shoney's, Inc.

This conveyance is made subject to: (1) 1983 taxes; (2) Easement reserved in deed of record in Book 4189, page 255, Register's office for Davidson County, Tennessee and reflected on the plan of Cloverleaf Estates, Section 2, of record in Book 3700, page 149, Register's Office for Davidson County, Tennessee, as modified in Book 5065, page 189, Register's Office for Davidson County, Tennessee; (3) all matters appearing on the Plan of record in Book 3700, page 149, Register's Office for Davidson County, Tennessee; and (4) all other easements and restrictions of record.

This is improved property known as Southeast Corner of Cane Ridge Rd. & Bell Road, Nashville, Tennessee

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 and assigns to warrant and forever defend the title to said real estate to said Grantee, its 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 13th day of January, 1983.

SHONEY'S, INC.

By: Gary P. Spoleta
Gary P. Spoleta, President

01/14 [illegible] 1456

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5993 PAGE 270

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary P. Spoleta with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Shoney's, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January, 1983.

Susann B. Shearon
Notary Public

My Commission Expires: My Commission Expires July 21, 1985

SUSANN B. SHEARON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $378,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of January, 1983.

Notary Public

My Commission Expires: 7-21-85

H 26259

IDENTIF. REFERENCE

JAN 14 3 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5993 PAGE 271

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
			570000.00- CO	
			982.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	939.30-
1406A01/14/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H26259

IDENTIF. REFERENCE

JAN 14 3 10 PM '83

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 921475