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

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Address New Owners:
Mr. and Mrs. Edmund G. Bruchet
6220 Del Loma
San Gabriel, California 91775

Send Tax Bills to:
New Owner

Map: 43-9
Parcel: 15
Field Book: 11D-22895

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. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDMUND G. BRUCHET AND MARY H. BRUCHET, (the "Grantee"), as tenants in common, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Beginning at an iron pin in concrete on the westerly margin of a 25-foot alley at the northeasterly corner of Almon L. Johnson property as evidenced in Deed Book 3502, Page 72, Register's Office for Davidson County, Tennessee; thence, with the northerly line of Johnson, N 78° 15' 34" W a distance of 272.25 feet to an iron pin at the southeasterly corner of U.M.E.T. Trust property as evidenced in Deed Book 5132, Page 252, Register's Office for Davidson County, Tennessee; thence, with the easterly line of U.M.E.T. Trust property, N 17° 46' 00" E 354.15 feet to an iron pin; thence, with a southerly line of U.M.E.T. Trust property, S 88° 34' 00" E 196.76 feet to an iron pin set on the westerly margin of a 25-foot alley. Said point being N 88° 34' 00" W 25.0 feet from the northwesterly corner of Tract "A" of this survey, crossing said 25-foot alley; thence, with the westerly margin of said 25-foot alley, S 1° 16' 41" W 58.10 feet to a monument cap in concrete; thence, continuing with the westerly margin of said 25-foot alley, S 6° 23' 20" W 331.71 feet to the point of beginning.
>
> Being part of the same property conveyed to Shoney's, Inc. by deed from Joe H. Corley and wife, Patty Jean Corley, of record in Book 5474, page 223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) 1983 property taxes, which have been prorated and assumed by Grantee and (b) 20-foot sewer easement along the southerly line of the property, overhead power lines, encroachments over the northerly line of the property and other matters disclosed by survey, dated August 27, 1979, by Ragan-Smith & Associates, Inc.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs 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 heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs 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 3rd day of March, 1983.

SHONEY'S, INC.

By: _____
Gary P. Spoleta, President

1013 03/04/83 175.50- CHECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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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 3rd day of March, 1983.

Susann B. Shearon
Notary Public

My Commission Expires: My Commission Expires July 21, 1985

SUSANN B. SHEARON NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of March, 1983.

JEAN PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TN

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

IDENTIF. REFERENCE

MAR 4 1 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 34225

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50-
			1015A03/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 34225

IDENTIF. REFERENCE

MAR 4 1 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933052