Bk 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shoney's, Inc.	Same	105-14
(NAME)	(NAME)	Map 222 2s
1800 Elm Hill Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6053 PAGE 550

For and in consideration of the sum of NINETY EIGHT THOUSAND AND NO/100 ---------- ($98,000.00) ----- DOLLARS

Cash in hand paid by said Grantee herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, We,

GEORGE BRANCH KESTERSON, JR. AND BARBARA ANN KESTERSON WHARTON

have bargained and sold, and by these presents do transfer and convey unto the said SHONEY'S, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL NO. I:

LAND In Davidson County, Tennessee, being the southerly 52.1 feet front and 56.2 feet rear of Lot No. 3 on the Plan of Nashville Trust Company's Re-Subdivision of Block "F" Lots 6 to 15 inclusive of C. D. Elliott's property, as of record in Book 843, page 97, Register's Office, Davidson County, Tennessee.

According to a survey made by John M. Sullivan, County Surveyor, August 31, 1946, said part of Lot No. 3 fronts 52.1 feet on the westerly side of Franklin Road and runs back 135.05 feet on the northerly line and 135 feet on the southerly line, to a dead line, measuring 56.2 feet thereon.

BEING the same property conveyed to George Kesterson and wife, Rebecca Kesterson, by deed from E. H. Cashion and wife, Alice Catherin Cashion, of record in Book 1414, page 282, said Register's Office, the said George Kesterson having predeceased Rebecca Kesterson. By Will of record in Will Book 142, page 100, Probate Court, Davidson County, Tennessee, property was devised to Barbara Ann Kesterson Wharton and George Branch Kesterson, Jr.

DESCRIPTION CONTINUED - SEE ATTACHED (Being Schedule A)

unimproved ( )
This is improved (XX) property, known as 2307 Franklin Road (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of May, 19 83.

Barbara Ann Kesterson Wharton — Barbara Ann Kesterson Wharton

George Branch Kesterson, Jr. — George Branch Kesterson, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6053 PAGE 551

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George Branch Kesterson, Jr. and Barbara Ann Kesterson Wharton

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 19 83.

My commission expires September 25, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 98,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harry Stamm

Sworn to and subscribed before me
this 6th day of May, 19 83.

My commission expires September 25, 1983 Notary Public

This instrument was prepared by:	
William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219	
Name	Address

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
MAY 9 3 11 PM '83

IDENTIF. REFERENCE

H 4 6 7 4 3

SCHEDULE A

PARCEL NO. II:

BEING the northerly 50 feet of Lot No. 4 on the Plan of Nashville Trust Company's Subdivision of the C. D. Elliott Property, of record in Plat Book 843, page 97, Register's Office, Davidson County, Tennessee.

SAID northerly part of Lot No. 4 fronts 50 feet on the westerly side of Franklin Pike and extends back between parallel lines 135 feet to the easterly margin of Lot No. 20, and measures 50 feet thereon.

PARCEL NO. III:

Land consisting of two (2) lots, to-wit:

BEING Lots Nos. 19 and 20 on the Plan of the Nashville Trust Company's Subdivision of the C. D. Elliott Property, of record in Plat Book 843, page 97, said Register's Office.

SAID Lot No. 19 is 75 feet on its north line; 75 feet on its east line; 75 feet on its south line and 75 feet on its west line.

SAID Lot No. 20 is 75 feet on its north line; 75 feet on its east line; 75 feet on its south line and 75 feet on its west line.

BEING the same property conveyed to Rebecca Vester Kesterson by deed from Lucy Etta Vester of record in Book 3160, page 380, said Register's Office. The said Rebecca Vester Kesterson having since died and by Will of record in Will Book 142, page 100, Probate Court Davidson County, Tennessee, property was devised to Barbara Ann Kesterson Wharton and George Branch Kesterson, Jr.

THIS conveyance is made subject to the following: (1) 1983 taxes which are being prorated and assumned by the Grantee herein. (2) Easement for Sanitary Sewers and or Storm Drainge to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4162, page 435; Book 4182, page 902, and Book 4162, page 441, said Register's Office. (3) Easements, restrictions and building lines of record in the Register's Office, Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6053 PAGE 553

RECEIVED OF_____

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			96000.00- CO	
			254.80 COTX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	264.30-
6189A05/09/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 7. 4 3.

IDENTIF. REFERENCE

MAY 9 3 11 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947724