This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Shoney's Inc.
1727 Elm Hill Pike
Nashville, Tennessee 37210

Send Tax Bills to:
SAME

Map: 118-12
Parcel: 1
Field Book: 6DA-27500

BOOK 6344 PAGE 178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thousand and no/100 Dollars ($700,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HOUSTON-McCORD REALTY COMPANY, a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHONEY'S, INC., a Tennessee corporation, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in The First Civil District of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly margin of Eugenia Avenue and the southerly margin of an unimproved and unnamed street; thence with the southerly margin of said unnamed street and Sears Roebuck & Co.'s north property line North 89° 22' 20" West, 497.50 feet to a point being the northwest corner of the Sears property; thence with the west property line of Sears along a curve to the left, having a radius of 478.34 feet and a central angle of 5° 51' 22", a distance of 48.89 feet to a point; thence continuing with Sears' west property line, South 00° 37' 40" West, 291.12 feet to a point in the northerly boundary of Section 3, Lanco Industrial Subdivision, as of record in Book 4595, Page 122, R.O.D.C. and the northeast corner of the Crown Ford property; thence with said northerly boundary and the north line of said Crown Ford, North 89° 22' 20" West, 542.89 feet to a point in the easterly boundary of Woodlawn Cemetary; thence with said easterly boundary of Woodlawn Cemetary, North 6° 6' East, 410.50 feet to a point; thence North 8° 06' 00" East, 659.23 feet to a point; thence continuing with the common boundary of said Woodlawn Cemetary, South 75° 03' 00" East, 323.45 feet to a point; thence South 77° 23' East, 242.00 feet to a point; thence South 0° 07' 30" West, 12.00 feet to a point; thence South 78° 53' East, 209.61 feet to a point in the westerly boundary of Edenwold Park Subdivision; thence with said westerly boundary of Edenwold Park Subdivision, South 0° 07' 30" West, 482.00 feet to a point in the northerly margin of an unnamed street; thence with said northerly margin, North 89° 22' 20" West, 7.5 feet to a point; thence South 0° 37' 40" West, 55.0 feet to a point; thence parallel to and five feet from the southerly margin of said unnamed street, South 89° 22' 20" East, 165.0 feet to a point in the westerly margin of Eugenia Avenue, thence South 0° 37' 40" West, 5.0 feet to the point of beginning, containing 15.85 acres, more or less.

Being a part of the same property conveyed to Houston-McCord Realty Company by Andrew J. Lewis, et ux, by deed dated July 11, 1913, recorded in Deed Book 436, Page 545, in the Register's Office, Davidson County, Tennessee.

There is located on the land hereinabove conveyed a spur track owned by Seaboard System Railroad, Inc. and the Grantor reserves for itself, its successors and assigns, in perpetuity, a 50 foot railroad easement, 25 feet in width on both sides of the centerline of said spur track. If the said spur track shall ever cease to be used, the railroad easement herein reserved shall cease and determine and all rights reserved shall succeed to the Grantee, its successors and assigns.

07/23 1339.50 CHECK

3163

This conveyance is made subject to:

(1) 1984 taxes which shall be prorated and assumed by the Grantee;

(2) All easements and other matter shown on the survey by Barge, Waggoner, Sumner & Cannon dated July 23, 1984, bearing file no. 8021; and

(3) The 50 foot railroad easement referred to above.

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 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 whomsoever.

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 19th day of July, 1984.

HOUSTON-McCORD REALTY COMPANY

By: _____
President

~~Title:~~
Attest: Assistant Secretary

Joyce F. Baxter

APPROVED AS TO FORM
SBD. LAW DEPT.
BBC

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. T. Rice with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, of the HOUSTON-McCORD REALTY COMPANY, the within named bargainor, a corporation, and that he as such President, 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 Jacksonville, Florida, this 19th day of July, 1984.

Angelia C. Hardee
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA My commission expires Sept. 15, 1987 Bonded Thru Patterson-Becht Agency

BOOK 5344 PAGE 180

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of July, 1984.

Notary Public

My Commission Expires: April 26 1988

RUSH

I 3 8 2 0 7

IDENTIF. REFERENCE

JUL 23 9 35 AM 1984

FELIX [illegible] REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6344 PAGE 181

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

700000.00- CAMT.
1820.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 1829.50-
6163A07/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 38207.

IDENTIF. REFERENCE

JUL 23 3 33 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0055151