(1)

1-016,304

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1984.

Notary Public

MY COMMISSION EXPIRES: October 1, 1985

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, Tennessee 37219-0428

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHONEY'S, INC. (NAME)	Same (NAME)	9D-27720
1800 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	142-135
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I PEGGY ANN WIGGINS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHONEY'S, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Peggy Ann Wiggins Division, of record in Book 5800, Page 243, Register's Office for said County, being more particularly described as follows:

BEGINNING at an existing concrete monument on the south right-of-way line of Harding Road, the northwest corner of the property of Marvin E. Wingerter, et ux and Donald Abdo, et ux, as recorded in Deed Book 5843, Page 97, Register's Office for Davidson County, Tennessee and the northeast corner of the herein described tract; thence, with the west boundary line of the property of Marvin E. Wingerter, et ux and Donald Abdo, et ux, S 17° 50' E, 256.19 feet to an existing iron pipe; thence, with the north boundary line of the property of Edwin B. Raskin, Trustee, as recorded in Deed Book 5983, Page 421, Register's Office for Davidson County, Tennessee, S 72° 00' W, 234.74 feet to an iron pin set; thence, with the east boundary line of Lot 2, Peggy Ann Wiggins Division as recorded in Plat Book 5800, Page 243, said Register's Office, N 17° 56 W, 256.46 feet to an existing iron pin; thence, with the south right-of-way line of Harding Road, N 72° 04' E, 235.21 feet to the point of beginning and containing 1.38 acres.

BEING a part of the same property conveyed to Joe H. Wiggins and wife, Peggy Ann Wiggins, by deed of record in Book 3277, Page 344, said Register's Office, and to Peggy Ann Wiggins by deed from Joseph H. Wiggins, of record in Book 3933, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 7075 Old Harding Road Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 16th day of August, 1984

x Peggy Ann Wiggins

Peggy Ann Wiggins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Ann Wiggins, unmarried

the bargainor, with whom I am personally acquainted/or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 1984.

Commission expires October 1, 1985

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Peggy Ann Wiggins

TO
SHONEY'S, INC.

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3119 08/17/84 42.50- CHECK

I 43793

AUG 17 1 05 PM '84

FILED IN MY OFFICE AND REGISTER
DAVIDSON COUNTY, TN

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	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
			360000.00- CAMT.	
			936.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 942.50-	
			3119A06/17/84 BRL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 3 7 9 3

IDENTIF. REFERENCE

AUG 17 | 05 PM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No.0061871