This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owner(s):
Mr. and Mrs. Michael A. Embree
P.O. Box 111209
NASHVILLE TN 37211

Send Tax Bills to:
New Owners

Map: 161
Parcel: 180
Field Book: 06DU 71268

# 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) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL A. EMBREE and wife, PATRICIA L. EMBREE, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Brentwood East Commercial Park, of record in Plan Book 5190, page 201, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point in the westerly right-of-way of Nolensville Road, said point being located S 4° 58' E, 305.00 feet from a monument, being west 90 feet, more or less, from the centerline of Nolensville Road, and South 132 feet, more or less, from the centerline of Old Hickory Boulevard; thence, with the westerly right-of-way of Nolensville Road, S 4° 58' E, 165' to a point; thence, leaving said Road S 85° 02' W, 140.00 feet to a point; thence, N 4° 58' W, 165.00 feet to a point; thence, N 85° 02' E, 140.00 feet to the point of beginning; containing 23,100 sq. ft. (.53 acres more or less).
>
> Being the same property conveyed to Shoney's Big Boy Enterprises by deed from Thomas C. Scott, Trustee, of record in Book 5072, page 298, said Register's Office. Shoney's Big Boy Enterprises has since changed its name to Shoney's, Inc. by instrument of record in Book 5082, page 398 in said Register's Office.

This conveyance is made subject to: (1) Taxes for 1984 to be prorated and assumed by Buyer; and (2) all those matters shown on the Plat of record in Book 5190, page 201, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 successors and assigns to warrant and forever defend the title to said real estate to said Grantees, 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 9th day of August, 1984.

SHONEY'S, INC.

By: [signature]
Title: Vice President & Finance

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Taylor Henry, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be Vice President - Finance of Shoney's, Inc., the within named bargainor, a corporation, and that he as such Vice President - Finance executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President - Finance

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of August, 1984.

Charlotte A McLaurin
Notary Public

My Commission Expires: 4/19/87

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Michael A Embry
Affiant

Subscribed and sworn to before me, this 10. day of August, 1984.

Notary Public

My Commission Expires: 1/20/85

08/27 12.50- CHECK
145520
REGISTER'S/PETERENCE
AUG 27 11 24 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3243

## 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 |
|---|---|---|---|---|
| | | | | |

[illegible]- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
5243 08/27/84 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 45520

RECEIVED FOR REGISTRATION
AUG 27 11 24 AM '84
DAVIDSON COUNTY, TN

.0063930