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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Linda Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES 10-12-85

THIS INSTRUMENT WAS PREPARED BY

LAWYERS TITLE OF MIDDLE TENNESSEE, INC. 111 Union Street, Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shoney's, Inc. (NAME)	Same (NAME)	12DZ800
P.O. Box 1433 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60-8-121
Nashville, TN 37202 (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, **MARLOWE ROWE and wife, FREDA ROWE**

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 First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an existing iron pin on the east right-of-way line of Dickerson Pike, 40 feet from the center line of Dickerson Pike and, southwardly, approximately 738 feet from the south end of the southerly return curve at the intersection of Dickerson Pike and Broadmoor Drive; thence with the south boundary line of Lot No. 1, on the plan of Cecelia Binkley's Subdivision as recorded in Plat Book 5190, page 128, Register's Office for Davidson County, Tennessee, S. 79° 16' 34" E. 250.00 feet to an existing iron pin in concrete; thence with the west boundary line of Lot No. 2, on the plan of E.A. Lindsley Resubdivision as recorded in Plat Book 5210, page 131, Register's Office for Davidson County, Tennessee, S. 15° 41' 02" W. 249.59 feet to an iron pin set; thence with the northerly boundary line of Lot No. 2, N. 78° 50' 59" W. 250.00 feet to an existing iron pin; thence with the east right-of-way line of Dickerson Pike, N. 17° 27' 30" E. 116.32 feet to an iron pin set; thence N. 13° 46' 55" E. 33.77 feet to an iron pin set; thence with a curve to the left having a radius of 5200.00 feet, a distance of 97.75 feet to the point of beginning and containing 1.41 acres; said curve has a chord bearing and distance of N. 14° 19' 11" E. 97.75 feet.

BEING the same property conveyed to Marlowe Rowe and wife, Freda Rowe by deed from M.A. Borchert, an unmarried person, of record in Book 6489, page 312, Register's Office for Davidson County, Tennessee.

Also known as Reserved Parcel A (Lot 1) of E.A. Lindsley Re-subdivision of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as Lot 1 of E.A. Lindsley Resbudivision, Dickerson Pike, Nashville, TN
(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 our hands this 23rd day of May, 19 83

Marlowe Rowe
MARLOWE ROWE

Freda Rowe
FREDA ROWE

1-512.50

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlowe Rowe and wife, Freda Rowe

the bargainors, 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 23rd day of May 1985.

Commission expires 10-1-85

Notary Public

STATE OF TENNESSEE }

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

967 $5,422.50 CHECK

J 0 7 1 9 1

IDENTIF. REFERENCE

MAY 23 2 44 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

MARLOWE ROWE ETUX

TO

SHONEY'S, INC.

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.

One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			280000.00- CAMT.	
			728.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	734.50-
0967A	05/23/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 7 1 9 1

IDENTIF. REFERENCE

MAY 23 2 44 PM 1986

REGISTER
DAVIDSON COUNTY, TN

No. 137575