File 48

BOOK 6613 PAGE 254

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.
P. O. Box 1260
1727 Elm Hill Pike
Nashville, TN 37202

Send Tax Bills to:
Same

Map: 104-2
Parcel: 374 & 375

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, Edwin W. Moats, Jr. and Karl E. Haury, Jr., (the "Grantors"), have this day bargained and sold, and do 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:

TRACT I:

Land in Davidson County, Tennessee being Lot No. 1 in Miss Kate Shield's Subdivision of part of Lot 56 Boyd Cockrill Spring Tract which subdivision is of record in Book 57, page 77, Register's Office for said County.

Said Lot No. 1 fronts 43-9/12 feet on the southern side of West End Avenue and extends back between parallel lines 163-9/12 feet on the east side and 151-1/12 feet on the west side of a 10 foot alley in the rear.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 6 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 of the Boyd Cockrill Spring Tract, of record in Book 161, page 77, Register's Office for said County, described according to a survey made by Barge Waggoner and Sumner, Inc., Engineers, August 3, 1965, as follows:

Beginning at a point in the southeasterly margin of West End Avenue, as widened, at its intersection with the southwesterly line of the property conveyed to Abe Zager by deed from Morgan W. Brown, et al., of record in Book 873, page 635, said Register's Office; thence with the southeasterly margin of said West End Avenue, South 36° West 76.65 feet to the northeasterly line of the Timothy property; thence with same, South 39° 05' East 150.9 feet to the northwesterly margin of an alley; thence with same, North 36° now or formerly East 76.65 feet to a point opposite the corner of a block building owned by Abe Zager; thence North 39° 05' West with the wall of said block building and continuing in the same direction, in all 150.9 feet to the beginning.

Being the same property conveyed to Edwin W. Moats, Jr. and Karl E. Haury, Jr., by deed of record in Book 6564, page 623, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Lease encumbering the premises between John U. Wilson, lessor, and Danner Foods, Inc., lessee, of which Shoney's, Inc., is successor, dated October 13, 1969, not of record, and rights and options of tenant pursuant thereto.

2. Permanent easement for cut slope adjacent to the southerly margin of West End Avenue, as widened, granted City of Nashville by Joseph G. Erwin, et al., dated February 9, 1951, filed March 9, 1951, and recorded in Book 1943, page 537, Register's Office for Davidson County, Tennessee. (Tract II)

3. Agreement between Clinton Realty Company, a Tennessee corporation, and Shoney's, Inc. (formerly Danner Foods, Inc.), a Tennessee corporation, and John U. Wilson, of record in Book 5454, page 598, said Register's Office. (Tract I)

4. 1985 taxes which have been assumed by the Grantee.

This property is not the usual place of residence of Grantors.

This is improved property known as 3003 and 3005 West End Avenue.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their 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.

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, Grantors have executed this instrument on this 23rd day of July, 1985.

EDWIN W. MOATS, JR.

KARL E. HARRY, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Edwin W. Moats, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1985.

Notary Public

My Commission Expires: April 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Karl E. Haury, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1985.

Notary Public

My Commission Expires: April 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Karl E. Haury Jr.
Affiant

Subscribed and sworn to before me, this
23rd day of July, 1985.

Notary Public

My Commission Expires: April 27, 1988

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IDENTIF. REFERENCE

JUL 24 8 56 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6613 PAGE 257

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	BY WHOM	VALUATION	TAX AND FEES	TOTAL PAID

225000.00- CAMT.
585.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 594.50-
0572A07/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 9 9 9

IDENTIF. REFERENCE

JUL 24 8 56 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156698