BK 33

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Captain D's of Jefferson Street	same	
(NAME) c/o Shoney's, Inc. Tax Dept.	(NAME)	81-16-654 81-16-656
(STREET ADDRESS OR ROUTE NUMBER) 1727 Elm Hill Pike	(STREET ADDRESS)	
(CITY) Nashville, (STATE) Tennessee (ZIP CODE) 37202	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7003 PAGE 947

For and in consideration of the sum of

Seventy-five Thousand and no/100ths----------($75,000.00)----------DOLLARS

the receipt of which is hereby acknowledged,

MILTON KOMISAR, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said

CAPTAIN D'S OF JEFFERSON STREET, a General Partnership,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING two (2) tracts of land located in the First (1st) Civil District of the Metropolitan Government of Nashville, and Davidson County, Tennessee, and being more particularly described on EXHIBIT "A", attached hereto and made a part hereof.

50763

IDENTIFICATION REFERENCE

Oct 8 2 31 PM '86

FELIX Z. ROSENTHAL, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 3rd day of October, 1986.

MILTON KOMISAR, TRUSTEE

STATE OF ~~TENNESSEE~~ CALIFORNIA BOOK 7063 PAGE 948
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

MILTON KOMISAR, TRUSTEE

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 BERKELEY CALIFORNIA, this _____ day of OCTOBER 6, 1986.

My commission expires 9/11/

Notary Public

OFFICIAL SEAL
FRANK ROESCH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ALAMEDA COUNTY
My Commission Expires September 11, 1987

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 8th day of October, 19 86.

My commission expires 17 May, 1987 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

This instrument was prepared by:

Devereaux D. Cannon, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

FILE TICOR TITLE INSURANCE COMPANY

G# 269754

WARRANTY DEED

FROM MILTON KOMISAR, TRUSTEE

TO CAPTAIN D'S OF JEFFERSON STREET

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT 'A'

TRACT I:

A tract of land in the First Civil District Metro. Nashville-Davidson Co. Tn., Being Parcel 654 on Tax Map 81-16 a tract of land in the First Civil District Metropolitan Nashville-Davidson County, Tennessee and being more particularly described according to a survey by Ragan, Smith, Murphy & Associates, Inc., dated August 28, 1986, as follows:

Beginning at an existing iron pin on the southerly R.O.W. line of Jefferson Street at the northeast corner of Parcel (653) owned by Henry L. Davis etux Magnolia S. Davis Deed Book 6167, page 610, R.O.D.C., TN said iron pin being N 73degrees 05minutes 30seconds E 293.60 feet more or less from the easterly R.O.W. line of 10th Ave. North as measured along the southerly R.O.W. of Jefferson St.; thence, 1. With the southerly R.O.W. line of Jefferson Street N 73degrees 05minutes 30seconds E 46.0 feet to an existing iron pin, common corner of Parcels (656) and (654); thence, 2. With the common line between Parcels (656) and (654) S 23degrees 37minutes 07seconds E 147.59 feet to an iron pin set on the northerly R.O.W. line of Alley No. 217, thence, 3. with the northerly R.O.W. line of Alley No. 217 S 63degrees 46minutes 34seconds W 46.0 feet to an existing iron pin at the common corner of Parcels (654) and (653); thence, 4. With the common line between Parcels (654) and (653) N 23degrees 31minutes 11seconds W 155.05 feet to the point of beginning and containing 6934 sq. ft. or 0.159 acres.

Being the same property conveyed to Milton Komisar, Trustee, by deed from Louis Komisar recorded in Book 5700, page 255, R.O.D.C., Tn.

TRACT II:

A tract of land in the First Civil District Metro. Nashville-Davidson Co., Tn. and being Parcel 656 on Tax Map 81-16 and being more particularly described according to a survey by Ragan, Smith, Murphy & Associates, Inc., dated August 28, 1986, as follows:

Beginning at an existing iron pin on the southerly R.O.W. line of Jefferson Street at the common corner of Parcels (656) and (654) Tax Map 81-16. Said pin being N 73degrees 05minutes 30seconds E 339.60 feet more or less from the easterly R.O.W. line of 10th Ave. North as measured along the southerly R.O.W. line of Jefferson Street; thence, 1. With the southerly R.O.W. line of Jefferson Street N 73degrees 05minutes 30seconds E 84.3 ft. to an iron pin set at the common corners of Parcels (657) and (656); thence, 2. With the westerly line of Parcel (657), owned by Geneva Reardon as of record in Deed Book 5126, page 30, R.O.D.C., Tn., S 23degrees 54minutes 50seconds E 133.90 ft. to an iron pin set on the northerly R.O.W. line of Alley No. 217; thence, 3. With the northerly R.O.W. of Alley No. 217 S 63degrees 46minutes 34seconds W 84.5 ft. to an iron pin set at the common rear corner of Parcels (656) and (654); thence, 4. With the common line between Parcels (656) and (654) N 23degrees 37minutes 07seconds W 147.59 ft. to the point of beginning and containing 11,831 ft. or 0.272 acres.

Being the same property conveyed to Milton Komisar, Trustee with full power by deed from Third National Bank in Nashville, Tennessee, recorded in Book 5703, page 610, R.O.D.C., Tn.

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

RECEIVED OF _____

FOR _____

BOOK 7003 PAGE 950

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

750[illegible] .10- CRMT,
210.[illegible]0 CSTAX
.50 PRFE[illegible]
9.00 MSE[illegible]
CHECK 219.6[illegible]
1831A10/08/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50763

IDENTIFICATION REFERENCE

OCT 8 2 31 PM '86

FELIX Z WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 304410