THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #
Aubrey L. House and wife Anna S. House 5984 Port Anadarko Trail Hermitage, TN 37076	Same (no Mortgagee)	Map 64 Parcel 69

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, STEPHEN C. SANDERS and wife, ROSE W. SANDERS, do hereby transfer and convey unto AUBREY L. HOUSE and wife ANNA S. HOUSE, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land on the westerly margin of General Kershaw Drive, and described according to a lot survey by E. Doug Worsham & Associates, Land Surveyors, dated June 5, 1985, as follows:

Beginning at a point in the westerly margin of General Kershaw Drive; thence leaving said margin north 88 degrees 08 minutes 13 seconds west 1124.82 feet to a point in a fence line and the easterly margin of a Private Drive; thence along the margin of the same north 0 degrees 30 minutes 34 seconds east 199.05 feet to a point; thence leaving said margin south 88 degrees 10 minutes 14 seconds east 1124.00 feet to a point in the westerly margin of General Kershaw Drive; thence with the margin of the same south 0 degrees 18 minutes 30 seconds west 199.73 feet to the point of the beginning and containing 5.15 acres, more or less.

Being the same property conveyed to Stephen C. Sanders and wife Rose W. Sanders by deed from James Robert Morrison and wife Christine Morrison of record in Book 6583, Page 265, Register's Office of Davidson County, Tennessee.

This is unimproved real property known as a lot on General Kershaw Drive, Nashville, Tennessee.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said AUBREY L. HOUSE and wife ANNA S. HOUSE, their heirs, successors and assigns forever.

The undersigned covenants with the said AUBREY L. HOUSE and wife ANNA S. HOUSE, that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for restrictive covenants and easements of record.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the said AUBREY L. HOUSE and wife ANNA S. HOUSE, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

The undersigned, Shoney's, Inc., a Tennessee Corporation, enters into this Deed additionally and in its regular corporate capacity for purposes of releasing any claims to a lien on the herein described property by virtue of language contained in a "Irrevocable Limited Power of Attorney" of record in Book 6921, Page 201, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 30th day of December, 1986.

Stephen C. Sanders
STEPHEN C. SANDERS by Shoney's Inc.

By: Jean S. Kearns, Treas.
Attorney in Fact as per
Power of Attorney of
Record in Book 6921,
Page 201, RODC.

Rose W. Sanders
ROSE W. SANDERS by Shoney's Inc.

By: Jean S. Kearns, Treas.
Attorney in Fact as per
Power of Attorney of
Record in Book 6921,
Page 201, RODC.

SHONEY'S, INC.

By: Jean S. Kearns, Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Mary L Hale, a Notary Public of the State and County aforesaid, personally appeared Jean S. Kearns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Shoney's, Inc., the within named bargainor, a corporation, and that Jean S. Kearns as such Treasurer executed the foregoing instrument for the purpose herein contained by signing the name of the corporation by the said Jean S. Kearns ~~and~~ N/A ~~and~~ who on behalf of the herein stated corporation acknowledged that it executed the same as the free act and deed of Stephen C. Sanders and wife Rose W. Sanders and further acknowledged that the corporation executed the same as the free act and deed of the said Stephen C. Sanders and wife Rose W. Sanders.

Witness my hand and seal this 30 day of December, 1986.

Mary L Hale
NOTARY PUBLIC

My Commission Expires: April 19, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Mary L. Hale, a Notary Public of the state and county aforesaid, personally appeared Jess S. Shearin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer of Shoney's Inc., the within named bargainor, a corporation, and that he as such Treasurer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

Witness my hand and seal this 30th day of December, 1986.

Mary L Hale
NOTARY PUBLIC

My Commission Expires: April 19, 1987

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is Forty Seven Thousand Dollars ($47,000.00).

Aubrey L. House
AUBREY L. HOUSE

Sworn to and subscribed before me this 30 day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 7/1/87

78239

IDENTIFICATION REFERENCE

Dec 31 9 48 AM '86

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 302

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78239

IDENTIFICATION REFERENCE

Dec 31 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No28742