BOOK 7089 PAGE 82

Bk 49 (3) 1041

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Dec 1986

Notary Public

My Commission Expires

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

SAM HODGES, ATTORNEY (NAME) 323 UNION STREET NASHVILLE, TENNESSEE 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	~~SEND TAX BILLS TO~~	MAP-PARCEL NUMBERS
SHONEY'S, INC. (NAME) Real Estate Dept. 1800 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37210 (CITY) (STATE) (P.O. ZIP)	LENDER: NONE (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	34-02-95 34-02-14

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, JUANITA B. HOWELL GLANCY SQUARE PARTNERSHIP, COMPOSED OF WILLIAM J. GREGG, SR., ROBERT G. ANDERSON, AND WILLIAM J. GREGG, JR. 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

Beginning at the northwest corner of intersection of Two Mile Parkway and Gleaves Street, thence with the northerly margin of Gleaves Street south 59°34'27" West 376.39 feet to the true point of beginning.

Thence continuing with northerly margin of Gleaves Street south 59°34'27" West 160.00 feet to a point, thence leaving northerly margin of Gleaves Street north 30°47'35" West 161.26 feet to a point, thence North 18°46'26" West 171.10 feet to a point in the southerly margin of Glancy Street, thence with southerly margin of Glancy Street North 67°50'54" East 241.46 feet to a point, thence leaving southerly margin of Glancy Street South 13°25'06" East 124.63 feet to a point, thence South 60°33'54" West 77.15 feet to a point, thence South 30°47'35" East 176.24 feet to a point in the northerly margin of Gleaves Street, being the point of beginning.

BEING a portion of the property conveyed by Deeds of record in Book 6434, page 418, and Book 6964, page 109, Register's Office for Davidson County, Tennessee.

78435

IDENTIFICATION REFERENCE

DEC 31 12 25 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved ( ) unimproved (X) property, known as

(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 30th day of Dec, 1986

Juanita B. Howell

GLANCY SQUARE PARTNERSHIP

BY: William J. Gregg, Sr.

Robert G. Anderson

William J. Gregg, Jr.

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 Juanita B. Howell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of Dec. 19 86.

Commmission expires _____

Notary Public

My Commission Expires Sept. 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William J. Gregg, Sr., Robert G. Anderson, and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Partners and _____ respectively of the Glancy Square Partnership the within named bargainor, a ~~corporation~~ Partnership, and that the (they) as such Partners and William J. Gregg, Jr. ~~(himself)~~ Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Partnership by the said Partners as such _____, and attesting the same by the said Partners as such Partnership.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of December, 19 86

My commission expires Sept. 9, 1989

Kathleen A. Sherman

Notary Public

WARRANTY DEED

FROM
JUANITA HOWELL ET AL

TO
SHONEY'S, INC.

Furnished by:
MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION
325 Union Street Building, Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William J. Gregg, Jr. with whom I am personally acquainted and who upon his oath acknowledge himself to be the Partner respectively of the Glancy Square Partnership the within named bargainor, a Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Partner, and attesting the same by the said Partner as such Partnership.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of Dec., 1986

My commission expires _____

NOTARY PUBLIC

My Commission Expires Sept. 11, 1990

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 84

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

3780 .00 3- SAMT.
1941.60 STAX
.50
6.00 MST 3
SUBTX 1943.10-1
3285X12/31/86 BAL .11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.4.3.5.

IDENTIFICATION REFERENCE

DEC 31 12 26 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28952