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Fee 49

CASE NO 87-1880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July 1987

Notary Public

MY COMMISSION EXPIRES

NONE
LENDER

THIS INSTRUMENT WAS PREPARED BY

MARK MORRISON (NAME) 323 UNION STREET; Nashville, TN 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SHONEY'S, INC. (NAME)	Same (NAME)	133-6-215
1800 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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, Thelma L. Cady individually and Commerce Union Bank as Trustee under the Will of E. F. Cady Jr. a/k/a Edwin F. Cady Jr. a/k/a Edwin Franklin Cady Jr., Deceased

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 COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee, being part of the John R. Ozier, 121.97 acre tract, in the 6th Civil District of said County, and being designated as Tract "D" on a survey made by James L. Murphy, Jr., dated March 13, 1964, as follows:

BEGINNING at a point in the westerly margin of Nolensville Pike, 880.21 feet South of the southeast corner of the property conveyed to Cherokee Life, by Deed of record in Book 3399, page 107; thence with said margin of Nolensville Pike, South 25° 11' East 100 feet to a point; thence leaving said Pike, South 64° 49' West 250 feet to a point; thence North 25° 11' West 100 feet to the southwest corner of Tract "C"; thence with the line between Tracts "C" and "D", North 64° 49' East 250 feet to the point of beginning.

BEING the property conveyed by Deed of Record in Book 3706, page 271, Register's Office for Davidson County, Tennessee.

4751 7

IDENTIFICATION REFERENCE

JUL 21 10 AM 1987

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as Nolensville Road (House Number) (Street) Nashville, TN (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 unincumbered, 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 hand this 25 day of June, 19 87

COMMERCE UNION BANK as Trustee under the will of
E. F. Cady Jr. a/k/a Edwin F. Cady Jr. a/k/a Edwin Franklin Cady Jr., Deceased.

M. Kirk Scobey Jr.
M. KIRK SCOBEY - SVP

Thelma L. Cady
THELMA L. CADY

ATTEST BY: Cheryl Brannon Asst. V Pres. + Trust Officer

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STATE OF TENNESSEE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THELMA L. CADY

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 24th day of June 1987.

Commmission expires 11-22-89

Notary Public

STATE OF TENNESSEE }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. KIRK SCOBEY and SENIOR VICE PRESIDENT with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the SENIOR VICE PRESIDENT respectively of the COMMERCE UNION BANK the within named bargainor, a corporation, and that (he) as such SENIOR VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said M. Kirk Scobey as such SENIOR VICE PRESIDENT, and attesting the same by the said Cheryl Scannell as such ASSISTANT VICE PRESIDENT

Witness my hand and official seal at office at Nashville, TN on this the 25 day of June, 19 87

My commission expires 9-9-89

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

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

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

RECEIVED OF _____

FOR _____

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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
			185000.00- CASH	
			518.00 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	524.50-
			19108077217 07 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47517

IDENTIFICATION REFERENCE

JUL 21 8 18 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 106038