273211 B0133

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
CNL Income Fund VI, Ltd.	Shoney's, Inc.	19-14-12 JV
(NAME) 400 E. South Street, Suite 500	(NAME) 1727 Elm Hill Pike	
(STREET ADDRESS OR ROUTE NUMBER) Orlando, Florida 32801	(STREET ADDRESS) Nashville, TN. 37210	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7933 PAGE 229

For and in consideration of the sum of Ten and 00/100---------- ($10.00)---------- **DOLLARS** cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

SHONEY'S, INC., a Tennessee corporation

2582 09/07 0101 03CHECK 2571.79

have bargained and sold, and by these presents do transfer and convey unto the said CNL Income Fund VI, Ltd., a Florida Limited Partnership

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The warranty of this conveyance is subject to:

1. Easement Agreement by and between Shoney's, Inc., a Tennessee corporation and Shoney's Inn North, Ltd., a Tennessee limited partnership, dated February 2, 1988, of record in Book 7469, page 433, said Register's Office, PROVIDED HOWEVER, THAT NOTHING APPEARS OF RECORD TO LIMIT OR PROHIBIT GRANTEE'S USE AND ENJOYMENT OF SUCH EASEMENT AREA.

2. Landscape and sign easements, public utility and drainage easements, parking setback lines and all other matters shown on a certain survey of Ragan-Smith-Murphy & Associates, Inc., dated September 10, 1986, as revised on September 12, 1986, December 2, 1986, January 15, 1987, October 3, 1988, and updated August 21, 1989.

3. Twenty-five foot (25') public utility easement of record in Plat Book 5210, page 394, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictive Covenants and Owners Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, page 938, said Register's Office.

5. Matters shown on Plan of record in Book 6900, page 205, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) **property, known as** 307 Long Hollow Drive (House Number) (Street) Goodlettsville, Tennessee (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 5th **day of** September, **19** 89.

SHONEY'S, INC.

By: Taylor Henry Vice Pres - Finance

(Title)

STATE OF TENNESSEE
COUNTY OF

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

the bargainor , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Taylor Henry, Jr. and 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 Vice President - Finance and respectively of Shoney's, Inc., the within named bargainor, a corporation, and that he as such Vice President - Finance and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Taylor Henry, Jr. as Vice President - Finance and attesting the same by the said as .

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of September, 19 89.

Cathy H. Puitt Notary Public

Commission expires 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 776,335.13

This is equal to or greater than the property would bring at a fair and voluntary sale.

~~Shoney's, Inc.~~
BY: Jeffrey R. Kim (Title)

Sworn to and subscribed before me this 6th day of September, 1989.

My commission expires 1st January 1992 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

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

Name Address

WARRANTY DEED

FROM

TO

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

EXHIBIT 'A'

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, being Lot #2 of Northcreek Commons Subdivision, of record at Plat Book 6900, page 205, Register's Office of Davidson County, Tennessee, and described more particularly according to survey of Ragan-Smith-Murphy & Associates, Inc., dated September 10, 1986, revised September 12, 1986, December 2, 1986, January 15, 1987 and October 5, 1988, and August 21, 1989, as follows:

Beginning at an iron pin in the southerly right of way line of Long Hollow Pike at the northeasterly corner of Lot No. 7, Section 6, Northgate Industrial Park, as of record in Book 5210, page 394, Register's Office for Davidson County, Tennessee, and proceeding:

1. With the southerly right of way line Long Hollow Pike with a curve to the left (radius 1,474.39) feet, northeasterly a distance of 137.46 feet to an iron pin set and having a chord bearing and distance of North 36degrees 01minutes 27seconds, East 137.41 feet; thence,

2. Continuing with the southerly right of way line of Long Hollow Pike, North 34degrees 53minutes 04seconds East 42.50 feet to an iron pin set, at the beginning of a curve (return curve at the intersection of Long Hollow Pike and Northcreek Boulevard); thence,

3. With said curve to the right (radius 25.00 feet) southeasterly a distance of 39.27 feet to an iron pin set on the westerly right of way line of Northcreek Boulevard and having a chord bearing and distance of North 79degrees 53minutes 04seconds East, 35.36 feet; thence,

4. With the westerly right of way line of Northcreek Boulevard, South 55degrees 06minutes 56seconds East, 45.00 feet to a P.K. nail set at the beginning of a curve; thence,

5. Continuing with the westerly right of way line of Northcreek Boulevard with a curve to the right (radius 471.52 feet) southeasterly a distance of 171.25 feet to an iron pin set at the northeasterly corner of Lot No. 3, Section Two, Northcreek Commons, as of record in Book 6200, page 711, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of the herein described Lot No. 2; thence,

6. With the common line of the herein described Lot No. 2 and Lot No. 3, Section Two, South 42degrees 33minutes 16seconds West 212.62 feet to an iron pin set at the southeasterly corner of Lot No. 7, Section 6, Northgate Industrial Park; thence,

7. With the easterly line of Lot No. 7, North 45degrees 18minutes 54seconds West 215.00 feet to the point of beginning.

Together with an easement for ingress and egress and for vehicular parking as of record in Book 7469, page 433, said Register's Office.

Being property conveyed to SHONEY'S, INC., by deed from North Creek Associates, Ltd., of record in Book 7123, page 113, said Register's Office.

64341

IDENTIFICATION REFERENCE

SEP 7 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7933 PAGE 232

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				776325.13
			CON TX	2561.79
			PRFEE	1.00
			WDEED	9.00
			TOTAL	2571.79
			CHECK	2571.79
09/07/89		01	11:30	0001 2582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 3 4 1 . .

IDENTIFICATION REFERENCE

SEP 7 11 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246601