Filed 33

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Shoney's, Inc. 1800 Elm Hill Pike Nashville, TN 37210	New Owner	81-2-181 080A-07444
This instrument prepared by: Boult, Cummings, Conners & Berry (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, J. Marvin Hopper and Anita S. Hopper ("Grantors"), have bargained and sold, and hereby transfer and convey to Shoney's, Inc. ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Those matters shown in that certain Plat of record in Book 6200, page 880 Register's Office for Davidson County.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, its successor and assigns against the lawful claims of all persons.

Anita S. Hopper joins in this Deed for the purpose of conveying her entire interest in the Property to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

Subscribed and sworn to before me this 10th day of ~~August~~ October, 1989.

LINDA V. BRODHEAD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires: 2-5-1990

Executed this 31st day of August, 1989.

J. Marvin Hopper

Anita S. Hopper

This is commercial property, known as 2720 Clarksville Highway.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Cannon, Notary Public, J. Marvin Hopper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1989.

Barbara Cannon
Notary Public

My Commission Expires:

BARBARA HAWKINS NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Cannon, Notary Public, Anita S. Hopper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1989.

Barbara Cannon
Notary Public

My Commission Expires: 3-2-91

BARBARA HAWKINS NOTARY PUBLIC DAVIDSON

CSSjmhdeed

EXHIBIT 'A'

A tract of land located in Metropolitan Nashville, Davidson County, Tn., being part of Lot 3 as shown on the Resubdivision of the E.B. Smith property as of record in Book 4060, page 066, R.O.D.C., and also being part of Lot 4 as shown on the Resubdivision of the E.B. Smith property as of record in Book 4150, page 022, R.O.D.C., and more particularly described according to a survey by Barry Greer and Associates, dated July 18, 1989, last revised August 29, 1989, as follows:

Beginning at an iron pin set at the original northeast corner of said Lot 4, said pin also being the northwest corner of the property conveyed to Hugh H. Caldwell by deed of record in Book 5082, page 046, R.O.D.C., and proceeding as follows:

with the line of said Caldwell, S 33degrees 07minutes 27seconds W, 105.88 feet to an iron pin set in the north R.O.W. of Clarksville Pike as widened under TN. D.O.T. Project 19037-2207-04;

thence, with said R.O.W., N 56degrees 47minutes 01seconds W, 49.00 feet to a chiseled cross

thence, in a northerly direction with a curve to the right having a radius of 65.00 feet, an arc distance of 102.10 feet to a iron pin set in the east R.O.W. of Metrocenter Blvd.;

thence, with said R.O.W. of Metrocenter Blvd., N 33degrees 12minutes 59seconds E, 40.88 feet to an iron pin at the southwest corner of the First Revision of the Resubdivision of Lot 1 of the E.B. Smith Subdivision as of record in Book 6200, page 880, R.O.D.C., Tennessee;

thence with the line of said E.B. Smith Subdivision as of record in Book 6200, page 880, R.O.D.C., S 56degrees 47minutes 01seconds E, 113.83 feet to the beginning containing in all 11,154 square feet, more or less.

Being PART of the property conveyed to Marvin Hopper by deed from KFC National Management Company, a Delaware corporation of record in Book 4795, page 215, said Register's Office.

QUALITY OF WRITING ... OR PRINTING ... THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4435 10/10 0101 03CHECK 359.80

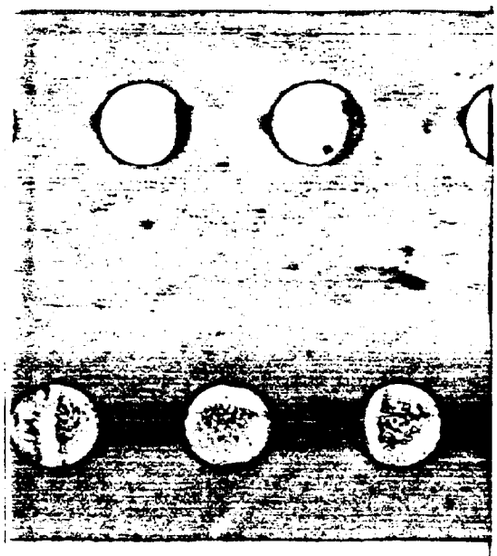
72919

IDENTIF. TREFERENCE

Oct 10 11 44 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7957 PAGE 939

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 106000.00
CON TX 349.80
PRFEE 1.00
MDEED 9.00
TOTAL 359.80
CHECK 359.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/10/89 45 0001 4435

72919

IDENTIF. TREFERENCE

OCT 10 11 44 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256613