Box 35
268163

BOOK 8866 PAGE 280

FROM: LONG JOHN SILVER'S, INC.,
Grantor

TO: SHONEY'S, INC.,
Grantee

This instrument was prepared by:
John W. Stone, III
Farris, Warfield & Kanaday
Suite 1800
Third National Financial Cntr.
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Shoney's, Inc. 1727 Elm Hill Pike Nashville, Tennessee 37210	Same	Map 133-6 Parcel 241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00.

John W. Stone, III
Affiant

Subscribed and sworn to before me, this the 15th day of February, 1993.

Notary Public

My Commission Expires:

1-22-95

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LONG JOHN SILVER'S, INC., a Delaware corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SHONEY'S, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a parcel of land lying in Davidson County, Tennessee, together with all buildings and improvements thereon or thereunto belonging, and being bounded on the south by McNally Drive; on the west by Lot 40A, Resubdivision of Lot 40, Section Thirteen, Allied Industrial Park; on the north by Lot 1, Anton and Sparks Subdivision; on the east by Nolensville Pike and being more particularly described as follows:

Beginning at an iron pin at the west right-of-way return at the intersection of the west right-of-way line of Nolensville Pike and the north right-of-way line of McNally Drive;

Thence, with the north right-of-way line of McNally Drive, South 64 deg 49 min 00 sec West, 225.00 feet to a point, a corner common with Lot 40A, Resubdivision of Lot 40 Section Thirteen, Allied Industrial Park in the north right-of-way line of McNally Drive;

Thence, with Lot 40A, Resubdivision of Lot 40, Section Thirteen, Allied Industrial Park, North 25 deg 11 min 00 sec West, 155.00 feet to a point in the east line of Lot 40A, Resubdivision of Lot 40, Section Thirteen, Allied Industrial Park, a corner common with Lot 1, Anton and Sparks Subdivision;

Thence, with Lot 1, Anton and Sparks Subdivision, North 64 deg 49 min 00 sec East, 250.00 feet to a point in the west right-of-way line of Nolensville Pike, a corner common with Lot 1, Anton and Sparks Subdivision;

Thence, with the west right-of-way line of Nolensville Pike the following bearings and distances;

Thence, South 25 deg 11 min 00 sec East, 130.00 feet to a point;

Thence, on a curve to the right, the central angle of which is 90 deg 00 min 00 sec, the radius of which is 25.00 feet, the chord of which is South 19 deg 49 min 00 sec West, 35.36 feet along the curve distance of 39.27 feet to the point of beginning.

Containing 38,615 square feet (0.887 acre, more or less).

Being the same property conveyed to Long John Silver's, Inc., a Delaware corporation, by deeds of record in Book 7288, page 731, and Book 7288, page 783, Register's Office for Davidson County, Tennessee.

This description is from a survey made by Jerry L. Morrow, Tennessee R.L.S. No. 777, of Morrow and Associates, Inc., P.O. Box 140137, Nashville, Tennessee 37214.

This is improved property, known as 3737 Nolensville Pike, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes, which have been prorated and shall be paid by Grantee.

2. Restrictive covenant contained in an instrument of record in Book 3706, page 251, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers and storm drainage easement of record in Book 3857, page 582, said Register's Office, as located on Survey No. 89-235 dated November 29, 1989, revised April 19, 1990, prepared by Morrow & Associates, Inc., Surveyors (the "Survey").

4. The Survey which indicates the following:

a. Minimum building setback line for sight clearance in the

southeasterly portion of the subject property.

b. Wood fence running within the westerly boundary of the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

In witness Grantor has caused this instrument to be executed this 12th day of February, 1993.

92835.

IDENTIFT REFERENCE

FEB 16 2 52 PM '93

JOAN C. WILSON II REGISTER
DAVIDSON COUNTY, TN

LONG JOHN SILVER'S, INC.

By: _____

Title: C.F.O.

STATE OF KENTUCKY)

COUNTY OF FAYETTE)

4164 02/16 0101 03CHECK 1863.00

Before me, the undersigned, a notary public in and for said County and State, personally appeared Gerald W. Deitchle, 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 Exec. V.P. Finance and CFO of LONG JOHN SILVER'S, INC., the within named bargainor, a Delaware corporation, and the _he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office on this the 12 day of February, 1993.

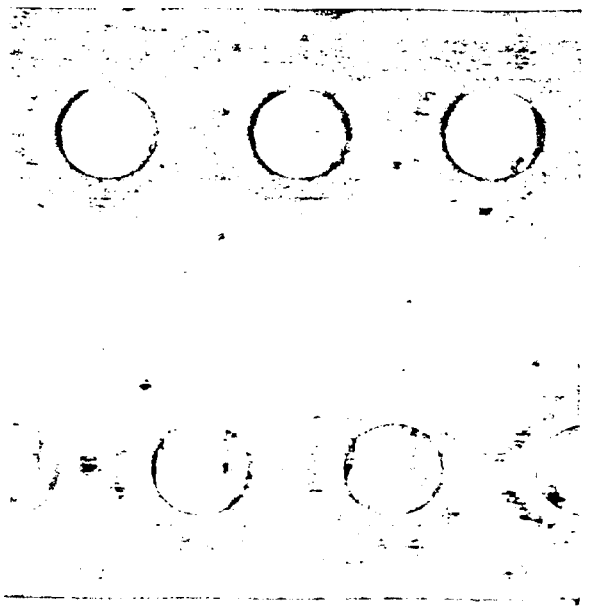
Sherry R. J. Wehrle
Notary Public

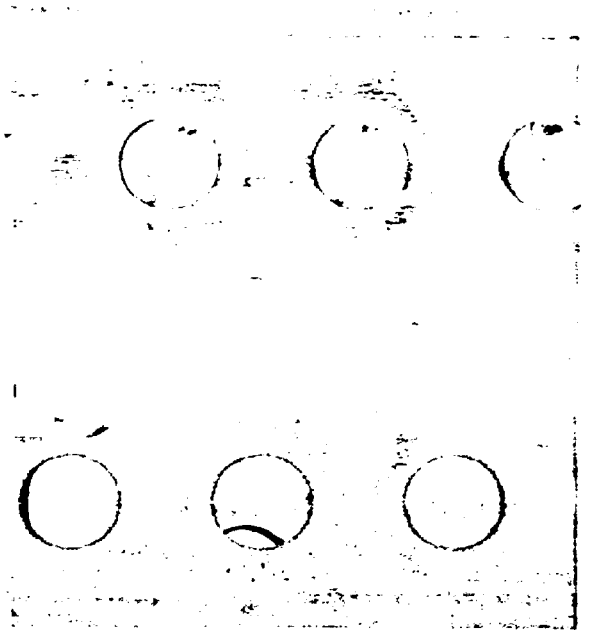
My Commission Expires:

June 26, 1996

NOTARY PUBLIC STATE AT LARGE KENTUCKY

42660.1 2/10/93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8866 PAGE 283

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

CAMT
500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
TOTAL 1863.00
CHECK 1863.00

02/16/93 01 14:51 0001 4164

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2835

IDENTIFICATION REFERENCE

FEB 16 2 52 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621801