FROM: RALCO INVESTMENT INC.,
Grantor

TO: CAPTAIN D'S OF JEFFERSON STREET,
Grantee

This instrument was prepared by:
David J. White
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
Captain D's of Jefferson Street c/o Shoney's, Inc. Tax Department 1727 Elm Hill Pike Nashville, Tennessee 37210	Same	Map 81-16 Parcel 653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 1993.

Notary Public

My Commission Expires:

1-25-97

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, RALCO INVESTMENT INC. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said CAPTAIN D'S OF JEFFERSON STREET, a general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being the westerly one-half of the westerly 46 feet and 1 inch of a lot conveyed to James N. Chamberlin by deed from Augustus Roth and wife, Sallie E. Roth, recorded in Book 256, page 450, Register's Office for Davidson County, Tennessee. Said part of said Lot being described as follows:

Beginning at a point in the southerly margin of Jefferson Street 248 feet 3 inches Eastwardly from the Southeast corner of Jefferson Street and 10th Avenue North; thence Southerly with the east line of Haslem's Addition 168 feet, more or less, to a 12 foot alley; thence Eastward with the North margin of said alley 46 feet, more or less, to the Southwest corner of a lot conveyed to John Brady and Margaret McGovern; thence Northwardly and parallel with Haslem's East line to the Southerly margin of Jefferson Street; thence with the southerly margin of Jefferson Street, Westwardly 46 feet and 1 inch, more or less, to the beginning.

Being the same property conveyed to Ralco Investment Inc. by deed from Henry L. Davis and wife, Magnolia S. Davis, of record in Book 8781, page 12, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed.

This is improved property, known as 925 Jefferson Street, Nashville, Tennessee 37208.

This conveyance is expressly made subject to the following:

1. The lien for 1993 taxes; and

2. All building and zoning ordinances, laws, regulations, and restrictions by municipal or other governmental authority applicable to the land conveyed hereby.

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 2nd day of September, 1993.

RALCO INVESTMENT INC.

By: Richard A Lewis

Title: President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Richard A. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be the President of RALCO INVESTMENT INC., the within named bargainor, a corporation, and the he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him self as President.

Witness my hand and official seal at office on this the 3rd day of September, 1993.

Jesse L. Mooney
Notary Public

NOTARY PUBLIC JESSE L. MOONEY LARGE STATE OF TENNESSEE

My Commission Expires:

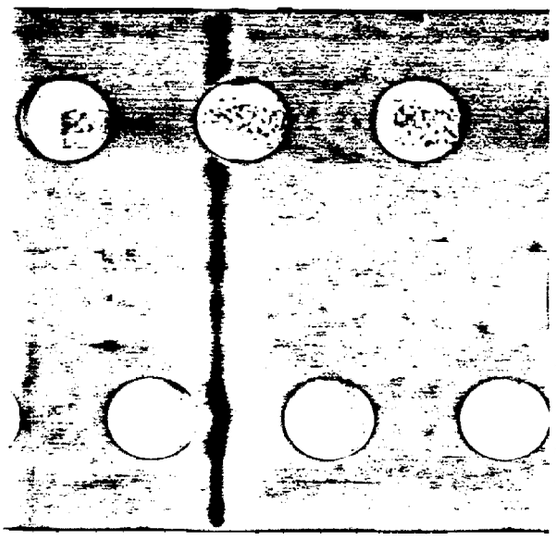
1-25-97

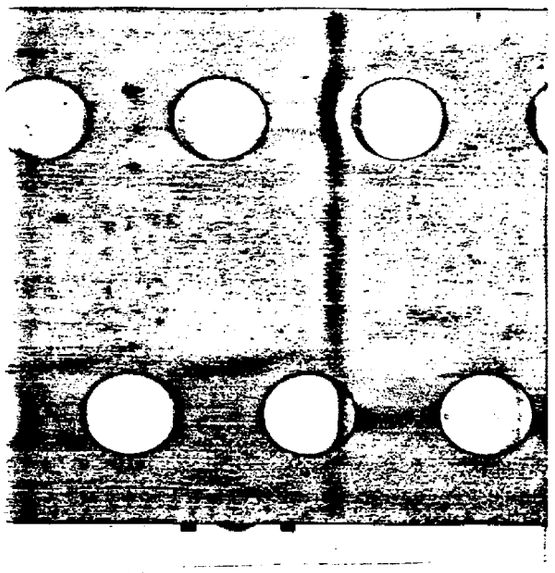
25358
IDENTIF. ↑ REFERENCE

93 MAR -8 PM 1:10
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9163 03/08 0101 03CHECK 179.50





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

RECEIVED OF _____

FOR _____

BOOK 9272 PAGE 358

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	179.50
			CHECK	179.50
		03/08/94	01	13:50 0001 9163

25358 IDENTIF. & REFERENCE

94 MAR -8 PM 1:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 764565