Box 41

GENERAL WARRANTY DEED

BOOK 10320 PG 584

FROM:	George T. Hicks, Jr. and wife, Vicki Hicks **GRANTORS**	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	Haney A. Long, Jr. and wife, Marguerite K. Long, **GRANTEES**	

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
Haney A Long Jr. c/o SHONEYS INC 1727 ELM HILL PIKE NASHVILLE, TN 37210		157-8A-38
		Field Book Numbers
	(New)	7D-41146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Five Thousand and No/100 Dollars ($95,000.00).

x Haney A Long Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of January, 1997.

Denise M. Lawrence
Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Ninety Five Thousand and No/100 Dollars ($95,000.00), the receipt and sufficiency of which are hereby acknowledged, George T. Hicks, Jr. and wife, Vicki Hicks (referred to in a previous deal as George Hicks, Jr. and Vicky Hicks) (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Haney A. Long, Jr. and wife, Marguerite K. Long (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 112 Middleton Circle, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hand this 15th day of January, 1997.

GEORGE T. HICKS, JR.

VICKI HICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, GEORGE T. HICKS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15 day of January, 1997.

Notary Public

My Commission Expires: 3/25/2000

BOOK 10320 PG 586

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, VICKI HICKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15 day of January, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

0264455
IDENTIF. & REFERENCE

97 JAN 15 PM 4:12
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot no. 38 of Middleton, 3rd Revision, a Residential Planned Unit Development of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the property conveyed to George T. Hicks, Jr. and wife Vicki Hicks, as to a 1/2 interest by deed from Sallie R. Hicks of record in Book 9558, page 641, and being the property conveyed to George Hicks, Jr. and wife Vicky Hicks, as to a 1/2 interest by deed from George T. Hicks and wife Sallie Read Hicks of record in Book 8512, page 737, both as of record in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

BOOK 10320 PG 588

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6522, page 212, Book 7119, page 345 and of record in Book 9816, page 844, said Register's Office.

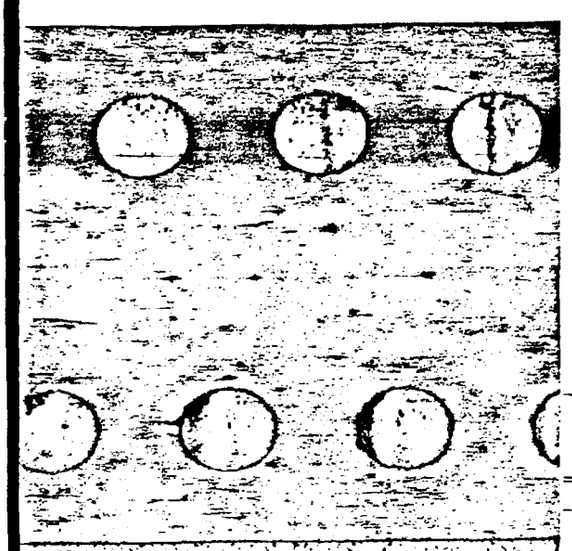
2. Matters shown on the Plan of record in Book 6900, page 900, said Register's Office.

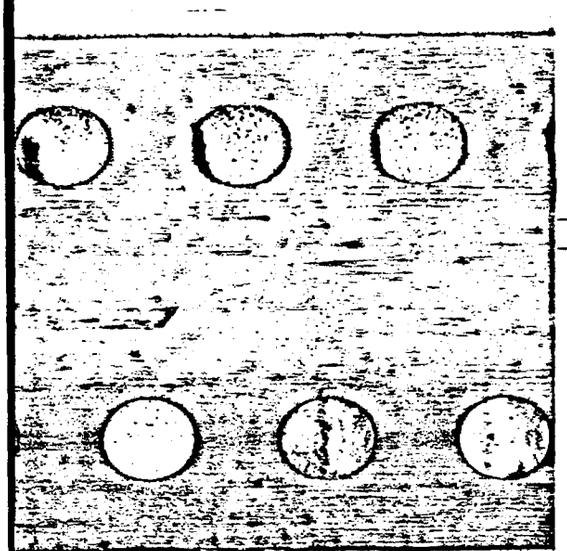
3. Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

4. Subject to the liens of any unpaid assessments and/or special assessments.

5. Rights of others in and to the common elements.

5118 01/15 0101 03CHECK 372.50





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

RECEIVED OF _____

FOR _____

BOOK 10320 PG 589

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 20.00
				TOTAL 372.50
				CHECK 372.50
01/15/97	01	16:14	0001	5118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264455
IDENTIF. ↑ REFERENCE

97 JAN 15 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107623