41

BOOK 10587 PG 217

This Instrument Was Prepared By:
Lea W. Stouffer
Farris, Warfield & Kanaday, PLC
Nineteenth Floor, SunTrust Center
424 Church Street
Nashville, TN 37219

SPECIAL WARRANTY DEED

FROM: THE WESTERN SIZZLIN CORPORATION, **Grantor**

TO: MJJ OF BRENTWOOD, INC., **Grantee**

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**
MJJ of Brentwood, Inc. 916 James Parkway Brentwood, TN 37027-8500	Same	106-1-158

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Ninety Nine Thousand and No/100 Dollars ($499,000.00).

B R J
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of August, 1997.

Julie A. Cason
Notary Public

My Commission Expires: 5-23-98

FOR AND IN CONSIDERATION OF the sum of Four Hundred Ninety Nine Thousand and No/100 Dollars ($499,000.00), the receipt and

sufficiency of which are hereby acknowledged, THE WESTERN SIZZLIN CORPORATION, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MJJ OF BRENTWOOD, INC., a Tennessee corporation (the "Grantee"), its 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 improved property known as 817 Fesslers Parkway, Nashville, Tennessee 37210.

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 Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand as of the 29th day of August, 1997.

GRANTOR:

THE WESTERN SIZZLIN CORPORATION,
a Tennessee corporation

By: Victor F. Foti

Title: Pres. & C.E.O.

STATE OF ~~TENNESSEE~~ West Virginia)
COUNTY OF ~~DAVIDSON~~ Mercer,

Before me, Leisha D. Buckner, a Notary Public of said County and State, personally appeared Victor F. Foti, 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 ~~Victor F. Foti~~ President & C.E.O (or other officer authorized to execute the instrument) of THE WESTERN SIZZLIN CORPORATION, the within named bargainor, a corporation, and that he as such President & C.E.O executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President & C.E.O.

Witness my hand and seal, at Office in Nashville, this 27 day of August, 1997.

Leisha D Buckner
Notary Public

My Commission Expires: August 19, 2002

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
LEISHA D. BUCKNER
JOHNSTON, HOLROYD, & ASSOC.
1438 MAIN STREET
PRINCETON, WV 247 0
My Commission Expires Aug. 19, 2002

Exhibit A to Special Warranty Deed

Property Description

LAND in Davidson County, Tennessee, being Lot No. 8A on the Plan of Resubdivision of Lot 8, Fesslers Lane Business Park, of record in Book 6900, page 767, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to The WesterN SizzliN Corporation, by Warranty Deed of record in Book 9205, page 452, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the prior deed.

0342864
IDENTIF. & REFERENCE
97 AUG 29 PM 1:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
2601 08/29 0101 03CHECK 1867.30

Exhibit B to Special Warranty Deed

Encumbrances

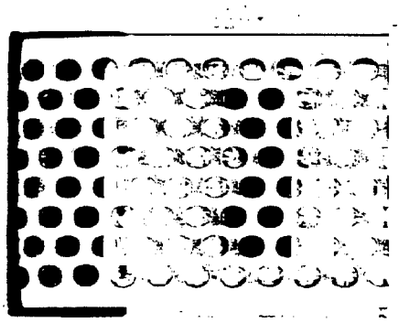
1. 1997 Real Property Taxes, a lien but not yet due and payable.

2. Easement(s) to South Central Bell Telephone Company, as set forth in instrument recorded in Book 7839, page 752, Register's Office for Davidson County, Tennessee.

3. Easement(s) to South Central Bell Telephone Company, as set forth in instrument recorded in Book 7885, page 920, said Register's Office.

4. All matters shown on Plat recorded in Book 6900, page 767, said Register's Office.

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6834, page 921, said Register's Office, and in any allied instrument(s) referred to in said restrictions.



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

RECEIVED OF _____

FOR _____

BOOK 10587 PG 222

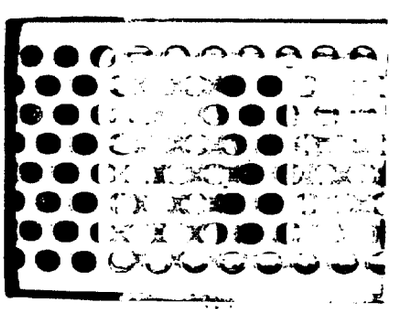
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 499000.00
CON TX 1846.30
PRFEE 1.00
WDEED 20.00
TOTAL 1867.30
CHECK 1867.30

08/29/97 01 13:33 0001 2601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0342864
IDENTIF. REFERENCE

97 AUG 29 PM 1:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192101