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IDENTIFICATION REFERENCE MAIL ENV.

STATE OF TENNESSEE]

DAVIDSON COUNTY]

97 NOV -3 PM 2:05

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)
Miller Properties, L.L.C.)
P. O. Box 957)
Brewton, AL 36427)

BOOK 10868 PG 58

Consideration: $10.00
Property Transfer Tax: $_____
Assessor's Parcel No.: _____

QUIT-CLAIM DEED

JOHN R. MILLER, JR., a married person, as Grantor, for the consideration of Ten Dollars ($10.00), hereby remises, releases and forever quitclaims to MILLER PROPERTIES, L.L.C., an Alabama Limited Liability Company, as Grantee, the real property located in the County of Davidson, State of Tennessee, commonly known as Waffle House #239, 200 Largo Drive, Nashville, Tennessee, 37211, and more specifically described as set forth in Exhibits "A" and "B" to this Quit-Claim Deed, which is attached hereto and incorporated herein by reference.

On this 7th day of October, 1997, in the County of Escambia, State of Alabama, I herewith sign this Quit-Claim Deed.

JOHN R. MILLER, JR.

STATE OF ALABAMA]
]ss
ESCAMBIA COUNTY]

On this the 7th day of October, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN R. MILLER, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Brenda L. Lewis
NOTARY PUBLIC, State of Alabama at Large
My Commission expires: 12-16-97

(SEAL)

6762 11/03 0101 03CHLOK 1

EXHIBIT "A"

All that tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

0.394 acres described according to a survey by Construction Engineering Associates, 2016 Weems Road, Tucker, Georgia, as follows:

Beginning at an existing iron pin in the south margin of the Harding Place Right-of-way, thence S 06° 13' 00" W, 174.25 feet to an iron pin, thence along the said Right-of-way line of Largo Drive in a westerly direction (said Right-of-way having a 650.00 feet radius) 108.00 feet to an iron pin, thence N. 06° 18' 53" E, 156.80 feet to an iron pin, thence N. 73° 58' 00" W, 113.00 feet to the point of beginning, containing 0.394 acres, more or less.

Included in the above description but excluded from this conveyance is an area 10 x 10 feet square in the northeast corner of the above described property, with said 10 x 10 feet area fronting on Harding Place and Wallace Raod, described as follows:

Beginning at an iron pin which is the Northeast corner of the original tract, thence S 10° 25' E along the right-of-way 10 feet; thence S 86° 33' W 10 feet; thence N. 10° 25' W 10 feet; thence N. 86° 33' E along the northern property line 10 feet to the point of beginning.

Begin the same property conveyed by John Richard Miller to Miller, Ltd., by Deed, dated September 17, 1980, and recorded in Book 5664, Page 391 in the Office of the Register of Davidson County, Tennessee.

This is improved property known as 200 Largo Drive, Nashville, Tennessee 37211.

Being the same property conveyed to John R. Miller, Jr., by deed from Miller, Ltd., of record in Book 8056, Page 878, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

The conveyance of that tract or parcel of land described in Exhibit "A" is subject to that certain Lease Agreement, dated October 16, 1975, by and between John Richard Miller as "Lessor" and Treetop Enterprises, Inc., a Tennessee corporation, as "Lessee", filed for record in Book 4962, Page 453, in the Office of the Register of Davidson County, Tennessee.

SWORN OATH

BOOK 10668 PG 61

The actual consideration for the transfer is $ - 0 - .

The Affiant

Dorothy L. Lewis

STATE OF ALABAMA]

ESCAMBIA COUNTY]

On this the 30th day of October, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOROTHY L. LEWIS, personally known to me(or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tashiana D Wilmore

NOTARY PUBLIC, State of Alabama at Large
My Commission expires: 10-09-00

NOTARY PUBLIC STATE OF ALABAMA AT LARGE TASHIANA D WILMORE (SEAL)