0365422

IDENTIFICATION REFERENCE

STATE OF TENNESSEE]

DAVIDSON COUNTY]

97 NOV -3 PM 2:05

FELIX T. ... REGISTER
DAVIDSON CTY. TN.

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

BOOK 10668 PG 62

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

MAIL ENV.

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 #305, I-24 & Haywood Lane, 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.

NOTARY PUBLIC, State of Alabama at Large
My Commission expires: 12-6-97

(SEAL)

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EXHIBIT "A"

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

Lot 3 on the Revised Plat of Reserved Parcel B, Haywood Development as of record in Book 5050, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being S 69° 29' 26" W, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road;

Thence, with said Lane S 88° 54' 40" W, 37.2' to the point;

Thence, leaving said R.O.W. N 25° 26' 26" W, 296.18' to a point;

Thence, along the South margin of an ingress-egress easement, N 40° 26' 25" E, 93.13' to a point 100' Westerly from Bakertown Road;

Thence, S 25° 26' 26" E, 354.0' to a point in the North margin of Haywood Lane;

Thence, with said Lane, S 69° 29' 26" W, 51.3' to the point of beginning;

Containing 0.64 acres (28,050 Sq.Ft.) More or Less.

Together with a nonexclusive 25-foot wide easement for ingress and egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 ft. in height and 2 ft. in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50' non-exclusive ingress-egress easement across the South end of the property adjacent to the North margin of Haywood Lane.

Being the same property conveyed to Miller, Ltd., by deed from John Richard Miller, of record in Book 5664, Page 399, Register's Office for Davidson County, Tennessee.

This is improved property, known as I-24 & Haywood Lane, Nashville, Tennessee 37211.

Being the same property conveyed to John R. Miller, Jr., by deed from Miller, Ltd., of record in Book 8056, Page 873, 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 December, 19, 1977, by and between John Richard Miller as "Lessor" and Treetop Enterprises, Inc., a Tennessee corporation, as "Lessee", and that certain Memorandum of Lease between said parties dated December 2, 1977, filed for record in Book 5235, Page 194, in the Office of the Registrar of Davidson County, Tennessee.

BOOK 10668 PG 65

SWORN OATH

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.

Gertrude Williams

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

