283323 (1)
Bk 35

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $513,432.00

Affiant

Sworn to and Subscribed before me on this the 28th day of January, 1998.

NOTARY PUBLIC
My Commission Expires: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2001

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

PG 1077 787

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Steak N Shake, Inc.	Same	162-0 – 76 and 75
500 Century Blvd.		
Indianapolis, In. 46204		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAROKH FANI,** a single individual, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEAK N SHAKE, INC.,** an Indiana corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hickory Bell Retail of record in Book 9700, page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Farokh Fani by Warranty Deed from BNB Properties, Inc., of record in Book 9771, page 414, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, with the exception of all matters shown on the Plan of record in Book 9700, page 577, Register's Office for Davidson County, Tennessee and 1998 taxes, which have been prorated between the parties and will be paid by the Grantee in full when due.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of January, 1998.

Farokh Fani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **FAROKH FANI**, the Grantors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained .

Witness my hand and seal at Brentwood, Tennessee, this the 28th day of January, 1998.

NOTARY PUBLIC

My Commission Expires:

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

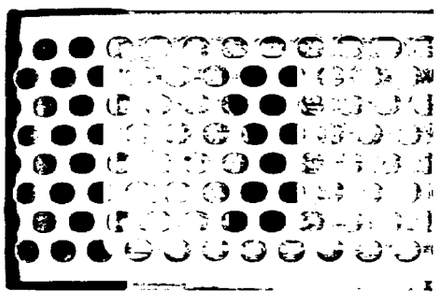
My Commission Expires SEPT. 8, 2001

0395504
IDENTIF. & REFERENCE

98 JAN 30 PM 2:16

DAVIDSON COUNTY, TN.

7845 01/30 0101 03CHECK 1908.70



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

RECEIVED OF _____

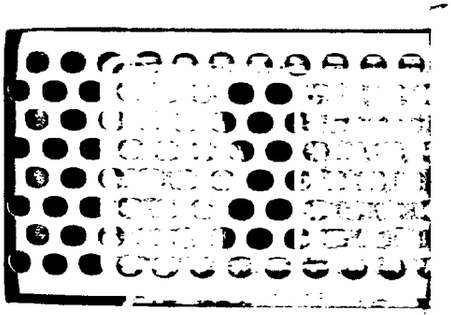
FOR _____ BK/PG 10775/789

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 513432.00
CON TX 1899.70
PRFEE 1.00
WDEED 8.00
TOTAL 1908.70
CHECK 1908.70
01/30/98 01 14:24 0001 7845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395504
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.

No. 1248420