Box 49

This Instrument Was Prepared By:
David J. White
Yopp & Sweeney, PLC
Bank of America Plaza, Suite 1100
414 Union Street
Nashville, Tennessee 37219

Instr:200003150026521 Page: 1 OF 4
REC'D FOR REC 03/15/2000 9:42:52AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

FROM: **SHONEY'S, INC., a Tennessee corporation, as Grantor**

TO: **CHAIN BRIDGE PROPERTIES, L.L.C., a Virginia limited liability company, as 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
Chain Bridge Properties, L.L.C. 6845 Elm Street, Suite 603 McLean, Virginia 22101	Same	34-2; 95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2000.

Notary Public

My Commission Expires:

May 28, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

{0368570.3 }

THIS QUITCLAIM DEED is made as of the 1 day of March, 2000, from **SHONEY'S, INC.**, a Tennessee corporation (the "Grantor"), to **CHAIN BRIDGE PROPERTIES, L.L.C.**, a Virginia limited liability company (the "Grantee"), with an address of 6845 Elm Street, Suite 603, McLean, Virginia 22101.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does hereby bargain, sell, remise and forever quitclaim unto Grantee any right, title and interest of Grantor in and to the property more fully described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered on the day and year first above written.

SHONEY'S, INC., a Tennessee corporation

By: _____
Name: David L. Gilbert
Title: Exec. Vice Pres., Chief Administrative Officer and Asst. Sec.

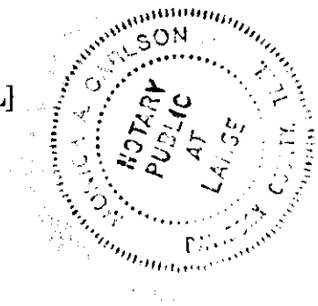
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared David L. Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Exec. Vice Pres., Chief Administrative Officer and Asst. Sec. of Shoney's, Inc., the within named bargainor, a corporation, and that he as such Exec. Vice Pres., Chief Administrative Officer and Asst. Sec., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself as Exec. Vice Pres., Chief Administrative Officer and Asst. Sec.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of February, 2000.

Monica L. Carlson
Notary Public

[SEAL]



My Commission Expires:

January 25, 2003

{0368570.2}

Exhibit A

Description of the Property

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 1 on the Shoney's Pargos Subdivision of record in Book 6900, page 178, in the Office of the Register of Deeds for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northwest corner of intersection of Two Mile Parkway and Gleaves Street, thence with the northerly margin of Gleaves Street south 59°34'27" West 376.39 feet to the true point of beginning.
Thence continuing with northerly margin of Gleaves Street south 59°34'27" West 160.00 feet to a point, thence leaving northerly margin of Gleaves Street north 30°47'35" West 161.26 feet to a point, thence North 18°46'26" West 171.10 feet to a point in the southerly margin of Glancy Street, thence with southerly margin of Glancy Street North 67°50'54" East 241.46 feet to a point, thence leaving southerly margin of Glancy Street South 13°25'06" East 124.63 feet to a point, thence South 60°33'54" West 77.15 feet to a point, thence South 30°47'35" East 176.24 feet to a point in the northerly margin of Gleaves Street, being the point of beginning.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads.

Being part of the property conveyed to SHN Properties, LLC by Warranty Deed recorded in Book 10715, Page 443, as re-recorded in Book 10717, Page 899, and as corrected by Instrument of Correction recorded in Book 10818, Page 780, all in the Office of the Register of Deeds for Davidson County, Tennessee.