Boy 36

(1)

Prepared by and return to:
Eric B. Marks, Esquire
Akerman, Senterfitt & Eidson, P.A.
255 South Orange Avenue
Orlando, Florida 32801

Davidson County DEEDQC
Recvd: 03/23/01 12:26 3pgs
Fees:14.00 Taxes:0.00
20010323-0028198

TENNESSEE
Davidson County

**QUIT-CLAIM DEED**

FROM: **SHN PROPERTIES, LLC**, Grantor

TO: **SHONEY'S, INC.**, Grantee

| Address New Owner as follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: | Map/Parcel Number: |
|---|---|---|
| Shoney's, Inc.<br>1727 Elm Hill Pike<br>Nashville, Tennessee 37210<br>Attn: Property Acct. | Same | Map 71-6<br>Parcel 078.00 |

OATH OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

By: _____
Jeffry B. Gordon

Subscribed and sworn to before me by Jeffry B. Gordon, this 20th day of March, 2001.

_____
Notary Public

My commission expires: 9-29-01

NOTARY PUBLIC AT LARGE

{OR371629;1}

**THIS QUIT-CLAIM DEED,** dated as of the 20th day of March, 2001, by **SHN PROPERTIES, LLC,** a Delaware limited liability company, having an address at 1727 Elm Hill Pike, Nashville, Tennessee 37210, hereinafter called the Grantor to **SHONEY'S, INC.**, a Tennessee corporation, having an address at 1727 Elm Hill Pike, Nashville, Tennessee 37210, hereinafter called the Grantee.

**WITNESSETH,** that the Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand that the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

**IN WITNESS WHEREOF** the Grantor has caused this Quit-Claim Deed to be executed as of the date first above set forth.

**SHN PROPERTIES, LLC,** a Delaware limited liability company

By: **CAPTAIN D'S, INC.**, a Delaware corporation, as Managing Member

By: _____
Jeffry B. Gordon, Vice President

**STATE OF TENNESSEE:**

**COUNTY OF DAVIDSON:**

Before me, the undersigned, a Notary Public at Large within said County and State, personally appeared Jeffry B. Gordon, to me known (or proved to me on the basis of satisfactory evidence), to be the persons described in and who executed the foregoing instrument, and acknowledged and affirmed he is the Vice President of Captain D's, Inc., a Delaware corporation and the Managing Member of SHN Properties, LLC, a Delaware limited liability company, and that he as such Vice President of the Managing Member of SHN Properties, LLC executed the foregoing instrument for the purpose therein contained, by personally signing the name of SHN Properties, LLC by himself as Vice President of the Managing Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of March, 2001.

[seal]

Notary Public, State of Tennessee

My commission expires 9-29-01

Pamela Tidwell

{OR371629;1}

**EXHIBIT "A"**

Store Nos. 1243 and 3535
Davidson County, Tennessee

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

Lot No. 1 on the plat of Section One, Shoney's Big Boy Subd. of record in Book 4885, Page 4, in the Office of the Register of Deeds for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

LESS AND EXCEPT any portions of such property conveyed or taken for rights of way for public streets or roads, including, without limitation, that portion of such property taken pursuant to Docket No. 96C4011 in the Circuit Court for Davidson County, Tennessee at Nashville.

Being property conveyed to SHN Properties, LLC, a Delaware limited liability company by deed of record in Book 10715, Page 443 and re-recorded in Book 10717, Page 899 and corrected by Instrument of Correction recorded in Book 10818, Page 780, all in the Office of the Register of Deeds for Davidson County, Tennessee.