37
PLA

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shoney's Inn of Stockbridge 130 Maple Drive North Hendersonville, TN 37075	96-13-154	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Central Coast Investment, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to Shoney's Inn of Stockbridge, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on Gowda's Two Lot Subdivision, which plat is of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

SHONEY'S INN OF STOCKBRIDGE

By: Atlanta Shoney's Inns Joint Venture, Managing General Partner

By: ShoLodge, Inc., Managing Venturer

By: _____
James M. Grout, Executive Vice President

Davidson County DEEDWARR
Recvd: 04/06/01 16:04 3pgs
Fees:14.70 Taxes:2682.50
20010406-0034172

Subscribed and sworn to before me this 6th day of April, 2001.

_____
Notary Public
My Commission Expires: 7-28-01

REBECCA B. JE... NOTARY PUBLIC AT LARG... DAVIDSON COUNTY

0710129.01
039350-308 04/03/2001

Being the same property conveyed to Central Coast Investment, Inc. from C. K. Hiranya Gowda and wife, Saraswathi Devi Gowda, by Warranty Deed of record as Instrument No. 200007100068247, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20010406-0034171 Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the plat of record in Plat Book 8250, page 947, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4817, page 997, Register's Office for Davidson County, Tennessee.

This is unimproved property, located at 2724 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 6th day of April, 2001.

CENTRAL COAST INVESTMENT, INC., a Tennessee corporation

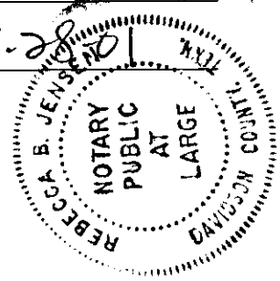
By: _____
Praveen Patel, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca B. Jensen Notary Public, Praveen Patel, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Central Coast Investment, Inc., a Tennessee corporation and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 6th day of April, 2001.

Rebecca B. Jensen
Notary Public
My Commission Expires: 7-28-2001



0710129.01
039350-308 04/03/2001