318
FAT

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Shoney's, LLC	Shoney's LLC	
a TN limited liability company	Brazos Tax Group Inc #1227	Map 91-14
1717 Elm Hill Pike, Suite B-1	930 W First St 303	Parcel 150.00
Nashville, Tennessee 37210	FT Worth TX 76102	

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDQC
Recvd: 09/02/05 08:13 3 pgs
Fees:17.00 Taxes:0.00
20050902-0105352

The actual consideration for this transfer is $ -0-.

Affiant

DONNA B. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Subscribed and sworn to before me, this the 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/2009

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, **Kelly S. Neely and Ina Claire Neely** (hereinafter collectively "Grantor"), by these presents, does hereby quitclaim, transfer and convey unto **Shoney's, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, all its right, title and interest, in and to the following described land in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

This property is known as 365 White Bridge Road, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2005.

Kelly S. Neely

Ina Claire Neely

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

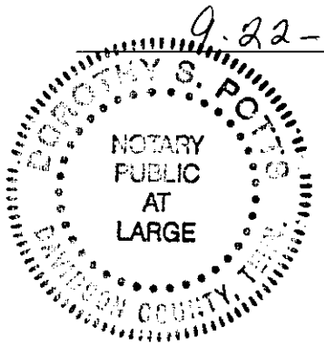
Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, the within named Kelly S. Neely and Ina Claire Neely, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 2005.

Dorothy S. Potts
NOTARY PUBLIC

My Commission Expires:

9-22-07



My Commission Expires

1141263.1

EXHIBIT "A"
SURVEYOR'S LEGAL DESCRIPTION

All that tract or parcel of land containing 0.91 acres more or less situated, lying and being the southerly part of Lot No. 12 and Lot No. 13 and part of Block No. 18 in C.C. Vernon's Subdivision of 146 acres of the old 12th District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and part of a 17.00 foot alley, vacated by Bill No. 072-173 and a portion of White Bridge Road vacated by Bill No. 079-74, and being more particularly described as follows:

Begin at a point located at the intersection of the West right-of-way margin of White Bridge Road and the Southeast Corner of Tax Parcel 091-14-0 266.00, now or formerly owned by McGowan Family Partnership as recorded in Deed Book 9595, Page 839, Register's Office for Davidson County, Tennessee, said point being the True Point of Beginning; thence run South 07°05'34" East along the East right-of-way margin of White Bridge Road for a distance of 224.43 feet to a point on the North margin of a 27.00 feet Public Alley; thence run South 67°17'44" West along said Alley for a distance of 130.34 feet to a point, said point being the point of a curve to the right having a radius of 10.00 feet and an arc distance of 15.67 feet; thence run along said curve to the right a chord bearing of North 67°37'23" West and a chord distance of 14.12 feet to a point on the East margin of a 17.00 foot Public Alley; thence run North 22°31'08" West along said Alley for a distance of 106.16 feet to a point on the North margin of a 16.00 foot Public Alley; thence run South 67°19'35" West along said Alley for a distance of 29.61 feet to a point; thence run North 22°32'55" West for a distance of 100.05 feet to a point; thence run North 67°18'48" East for a distance of 229.70 feet to a point and back to the True Point of Beginning.

Land containing 39736.25 sq. ft. and 0.91 acres.

The above referenced property is contiguous and does not contain any gaps or gores.

Being the same property conveyed to Kelly S. Neely and wife, Ina Claire Neely, by deed of record in Book 4700, page 213, Register's Office for Davidson County, Tennessee, together with that portion of a 16-foot wide alley closed by Metropolitan Council Bill No. 72-173 and that portion of the right-of-way of White Bridge Road closed by Metropolitan Council Bill No. 079-74.