WHEN RECORDED RETURN TO:

Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, TN 37219-2387
Attn: Warren H. Wild, Jr., Esq.

Davidson County DEEDQC
Recvd: 12/21/05 14:32 4 pgs
Fees:22.00 Taxes:0.00
20051221-0153121

QUITCLAIM DEED

FROM: SHONEY'S, LLC, a Tennessee limited liability company
Grantor

TO: Amnon Shreibman, Trustee of the Shreibman Family Trust created under Trust Agreement dated May 8, 2002, as amended by Amended and Restated Trust Agreement dated December 6, 2005, with full power and authority to sell, convey, transfer assign, hypothecate, mortgage, lease, encumber and/or otherwise deal with assets held by him, as Trustee, upon such terms and conditions as he in his sole and absolute discretion deems to be necessary or appropriate, all without the approval or joinder of any beneficiary
Grantee

This instrument was prepared by:

Jenkens & Gilchrist, P.C.
1445 Ross Avenue, Suite 3700
Dallas, Texas 75202

Address New Owner (s)

P.O. Box 177
LaVergne, Tennessee
37086

Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:

Amnon Schreibman,
trustee
P.O. Box 177
LaVergne, Tennessee
37086

Map-Parcel Numbers

91-14-151.00

Store No. 1227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten and No/100 Dollars ($10.00).

By: _____
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of December, 2005.

_____
Notary Public

SUSAN DIEROLF HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

My Commission Expires:

Nov. 24, 2007

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Shoney's, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does quitclaim, transfer and convey unto Amnon Shreibman, Trustee of the Shreibman Family Trust created under Trust Agreement dated May 8, 2002, as amended by Amended and Restated Trust Agreement dated December 6, 2005, with full power and authority to sell, convey, transfer assign, hypothecate, mortgage, lease, encumber and/or otherwise deal with assets held by him, as Trustee, upon such terms and conditions as he in his sole and absolute discretion deems to be necessary or appropriate, all without the approval or joinder of any beneficiary ("Grantee"), his heirs, successors and assigns, all its right, title and interest, if any, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of this 10th day of December, 2005.

GRANTOR:

SHONEY'S, LLC,
a Tennessee limited liability company

By: Ted R Habermann
Name: Ted R Habermann
Title: Vice President

STATE OF Tennessee §
§
COUNTY OF Davidson §

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Ted R. Habermann, the vice president of SHONEY'S, LLC, a Tennessee limited liability company, known to me ~~(or proved to me on oath of _____ or through _____ (description of identity card or other document))~~, and thereupon he acknowledged that he was authorized to execute the within instrument on behalf of said limited liability company, and that he executed said instrument as the voluntary act of the said limited liability company and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 14 day of December, A.D., 2005.

(Seal)

SUSAN DIEROLF-HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Susan Dierolf-Harris, Notary Public
(signature of Notary Public)

My Commission Expires: Nov. 24, 2007

EXHIBIT A

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 Shoney's, LLC, by quitclaim deed of record as Instrument No. 20050902-0105352, 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.