Prepared by:
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Davidson County DEEDQC
Recvd: 02/07/06 09:47 2 pgs
Fees:12.00 Taxes:0.00
20060207-0014945

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between C. Hugh Hicks and Rhonda R. Hicks, FIRST PARTY, which expression shall include heirs, assigns and personal representatives; and Old Hickory Partners, LLC, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY all of their right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee, being more particularly described as follows:
>
> A tract or parcel of land in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being Lot 1 on the Final Plat, Resubdivision of Section Three, Highlands of Brentwood (the "Plat"), of record in Plat Book 8250, Page 756, in the office of the Register of Deeds of Davidson County, Tennessee (as prepared by Ragan-Smith Associates, Inc., Job No. 96-075/5224, dated June 27, 1996), to which plat reference is hereby made for a more complete description of said lot.
>
> Less and except any portions of such property conveyed or taken for rights of way for public streets or roads.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20050929-0117230, in the office of the Register of Deeds of Davidson County, Tennessee.
>
> Same description as prior deed.
>
> Map 160, Parcel 163.

W/ CHA PLAT

IN WITNESS WHEREOF, this conveyance has been executed on the 1st day of ~~January~~ February, 2006.

C. Hugh Hicks

Rhonda R. Hicks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, C. Hugh Hicks and Rhonda R. Hicks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of February, 2006.

My commission expires:
8/24/07

Notary Public

NANCY TIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE – Williamson COUNTY

I hereby affirm that the actual consideration for this transfer is $ — 0 —.

Affiant

NANCY TIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 1st day of February, 2006.

My commission expires:
8/24/07

Notary Public

NEW PROPERTY OWNERS:

OLD HICKORY PARTNERS, LLC
P.O. BOX 302
Brentwood, TN 37024

PERSON(S) RESPONSIBLE FOR TAXES:

Shoney's, LLC
c/o Brazos TAX Group LLP
930 W 1st Street, Suite 303
Fort Worth, TX 76102-2708

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