WHEN RECORDED RETURN TO:

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

Davidson County DEEDWARR
Recvd: 12/13/06 15:07 5 pgs
Fees:28.00 Taxes:4995.00
20061213-0153901

SPECIAL WARRANTY DEED

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

TO: Amnon Shreibman, Trustee
Grantee

This instrument was prepared by:

Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s)	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers
P.O. Box 177 LaVergne, Tennessee 37086	Amnon Shreibman, Trustee P. O. Box 177 LaVergne, Tennessee 37086	163-205.00

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Fifty Thousand and No/100 Dollars ($1,350,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of December, 2006.

Notary Public

My Commission Expires:

9-22-07

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 transfer and convey unto Amnon Shreibman, Trustee ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 5304 Cane Ridge Road, Antioch, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Amnon Shreibman, Trustee, is the same person as, and is serving as Trustee in the same capacity as, 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.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 12th day of December, 2006.

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, ~~Ted Habermann~~ Sally Morgan a Notary Public of the State and County aforesaid, personally appeared Ted R. Habermann, with whom I am personally acquainted (who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SHONEY'S, LLC, the within named grantor, a Tennessee limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as its Vice President.

WITNESS my hand and official seal, at office in Davidson County, Tennessee, this 8th day of December, 2006.

Sally Morgan
Notary Public

My Commission Expires:

SALLY A. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

EXHIBIT A

Legal Description

A tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of Cloverleaf Estates, Section 2, as of record in Book 3700, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shoney's, LLC, by Special Warranty Deed from Fulton and Associates, of record in Instrument No. 20061016-0127891, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Rights of Shoney's, LLC, a Tennessee limited liability company, as tenant under that certain Lease dated December 12, 2006, with Amnon, Shreibman, as Trustee, as landlord.

2. Taxes and assessments for the year 2006 and subsequent years.

3. Matters shown on the plat of record in Plat Book 3700, Page 149, Register's Office for Davidson County, Tennessee.

4. Agreement with Regard to Modification of Easement, of record in Book 5065, Page 189, Register's Office for Davidson County, Tennessee.

5. Any matters which would be disclosed by a current, accurate survey and/or visual inspection of the Property.