BILL GARRETT, Davidson County
Trans:T20140023002 DEEDWARRSP
Recvd: 04/04/14 14:58 5 pgs
Fees:28.00 Taxes:8428.60

20140404-0028362

Return to and
THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,278,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of April, 2014.

Notary Public

My Commission Expires: 6/20/17

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
365 WBR Restaurant Partners Attn: George N. Spiva, Managing Partner 4121 Hillsboro Road, Suite 302 Nashville, TN 37215	SAME	Map: 091-140 Parcel: 151.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million Two Hundred Seventy Eight Thousand Dollars and no/100 Dollars ($2,278,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **Shreibman Family Trust**, created under Trust Agreement dated May 8, 2002, as amended by Amended and Restated Trust Agreement dated December 6, 2005, Amnon Shreibman, Trustee, **Amnon Shreibman**, individually, and **Ruth Shreibman**, individually hereinafter individually and collectively called the "Grantor" or the "Grantors" have bargained and sold, and by these presents do transfer and convey to **365 WBR Restaurant Partners, a Tennessee General Partnership,** hereinafter called the "Grantee," its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:

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 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 DISTANCES 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.

TRACT II:

EASEMENTS BENEFITTING TRACT I OF THE LAND CONTAINED IN THE EASEMENT AGREEMENT OF RECORD IN BOOK 7761, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Amnon Shreibman, Trustee of the Shreibman Family Trust created under Trust Agreement dated May 8, 2002, as amended by the Amended and Restated Trust Agreement dated December 6, 2005, by deeds from Shoney's, LLC, a Tennessee limited liability company, of record in Instrument Numbers 20051221-0153120 and 20051221-0153121, Register's Office for Davidson County,

Tennessee. See also Revocation of Trust of record in Instrument number 20120530-0046730, in said Register's Office.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey said land, and that said land is free and clear of all liens and encumbrances made or suffered by Grantor except as herein set out.

Grantors further covenant and bind themselves, and their heirs and assigns, to warrant specially and forever defend the title to the said land to the said Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors, but no further or otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2014, a lien but not yet due and payable.

2. Easement Agreement of record in Book 7761, page 310, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of that certain Lease by and between Amnon Shreibman, Trustee of the Shreibman Family Trust created under Trust Agreement dated May 8, 2002, as amended by the Amended and Restated Trust Agreement dated December 6, 2005, and Shoney's, LLC of record in Instrument No. 20061213-0153906, Register's Office for Davidson County, Tennessee.

5. Easements retained in Metropolitan Nashville Davidson County Council Resolution Numbers 072-073 and 079-74, not of record in the Register's Office for Davidson County, Tennessee.

[This space left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this deed as of the 4th day of April, 2014.

Shreibman Family Trust

By: _____

Amnon Shreibman, Trustee

By: _____

Amnon Shreibman, Individually

By: _____

Ruth Shreibman, Individually, by Amnon Shreibman, Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Amnon Shreibman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee of the **Shreibman Family Trust**, the within named bargainor, a revocable trust, and who acknowledged that as such Trustee, he executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS MY HAND, at office, this 4th day of April, 2014.

Elizabeth Puckett

Notary Public

My Commission Expires: 7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

539913-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Amnon Shreibman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of April, 2014.

Elizabeth Puckett
Notary Public

My Commission Expires: 7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Amnon Shreibman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Attorney-in-fact for **Ruth Shreibman**, the within named bargainor, and that as such Attorney-in-fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of April, 2014.

Elizabeth Puckett
Notary Public

My Commission Expires: 7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN