BILL GARRETT, Davidson County
Trans:T20140023002 DEEDQC
Recvd: 04/04/14 15:00 4 pgs
Fees:22.00 Taxes:0.00

20140404-0028363

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 $0.00.

Susan Felts
AFFIANT

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

Jodean M. King
Notary Public

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/17

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), 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," hereby remises, releases and forever quitclaims unto **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, more particularly described on Exhibit "A" attached hereto and incorporated herein.

(Signatures on Following Pages)

IN WITNESS WHEREOF, the Grantor has 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 as 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.

_____
Notary Public

My Commission Expires: 7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

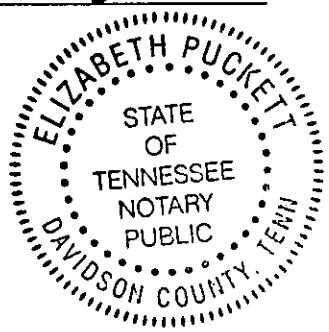
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared AMNON SHREIBMAN, with whom I am personally acquainted (or proved to 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(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name RUTH SHREIBMAN, the bargainor(s), by the said AMNON SHREIBMAN, as Attorney-in-Fact.

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

Elizabeth Puckett
Notary Public

My Commission Expires: 7/6/15

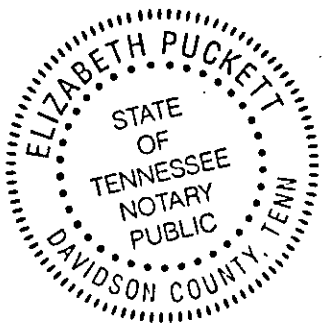


EXHIBIT "A"

Legal Description

A tract of land in the First Civil District of Nashville - Davidson County, Tennessee, together with all buildings and improvements thereon or thereunto belonging and all right, title, and interest in and to any adjoining streets and ways, being more particularly described according to a survey dated January 12, 1996, prepared by Ragan-Smith Associates Inc., Project No. 72-448/5078 as follows:

Beginning at an existing iron pin on the west right-of-way line of White Bridge Road (a 92-foot right-of-way) that is southwardly, 113.75 feet along said right-of-way line from an existing iron pin at the south end of the southwesterly return curve at the intersection of White Bridge Road and Charlotte Pike; said iron pin is also at the intersection of the west right-of-way line of White Bridge Road and the south right-of-way line of a 20-foot wide private alley as of record in Book 9533, Page 413 and Book 9533, Page 415, Register's Office for Davidson County, Tennessee; thence,

1. With the west right-of-way line of White Bridge Road, S 07°05'41" E a distance of 224.48 feet to an existing iron pin in the north right-of-way line of a 27-foot wide alley; thence
2. Leaving said right-of-way line with the north right-of-way line of said 27-foot wide alley, S 67°17'44" W a distance of 130.34 feet to an iron pin set; thence
3. Continuing with said right-of-way line, 15.68 feet along the arc of a curve to the right with a radius of 10.00 feet, a chord bearing and distance of N 67°36'42" W, 14.119 feet to an iron pin set in the easterly right-of-way line of a 17-foot wide alley as created by Metropolitan Council Bill No. 72-173; thence
4. With the easterly right-of-way line of said 17-foot wide alley, N 22°31'08" W a distance of 126.20 feet to an iron pin set; thence
5. S 67°19'35" W a distance of 29.62 feet to an iron pin set in the east boundary line of Marshall Daugherty and Bobbie W. Daugherty as of record in Book 1415, Page 60, Register's Office for Davidson County, Tennessee, thence
6. With the east boundary line of the aforementioned tract, N 22°32'55" W a distance of 80.01 feet to an existing iron pin; thence
7. With the southerly boundary line of the aforementioned tract and the south right-of-way line of a 20-foot wide private alley, N 67°18'48" E a distance of 229.70 feet to the point of beginning, containing 39,142 square feet or 0.899 acres, more or less.

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. See also Special Warranty Deed from Grantor to 365 WBR Restaurant Partners recorded simultaneously of record in Instrument No. 20140404-0038362 in said Register's Office.

Including the following easement rights:

All easements accruing to the Land described in Exhibit A granted in that certain Easement Agreement by and between Shoney's, Inc., a Tennessee corporation, and Development Resources Corp., a Tennessee corporation, dated January 16, 1988, of record in Book 7761, Page 310, Register's Office for Davidson County, Tennessee (the "Agreement"), including, without limitation, a nonexclusive easement, right, license and privilege of passage and use, both pedestrian and vehicular, for the benefit of Shoney's, Inc., and its successors, assigns, tenants, subtenants and their respective customers, employees and invitees, for the purpose of ingress and egress over the "New Driveway" (as defined and described in the Agreement to which reference is hereby made) and any and all of the driveway areas now or hereinafter located on the "Budgetel Property" (as defined and described in the Agreement to which reference is hereby made).