BILL GARRETT, Davidson County
Trans:T20140094458 DEEDQC
Recvd: 12/17/14 13:06 4 pgs
Fees:22.00 Taxes:0.00
20141217-0115438

This Instrument Prepared By:
Richard L. Voigt
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071

QUIT CLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map Parcel Number(s):
Mid South Waffles, Inc. 5986 Financial Drive Norcross, GA 30071	Mid South Waffles, Inc. c/o Waffle House, Inc. 5986 Financial Drive Norcross, GA 30071 Attn: Tax Department	09208017600 (Lot 176 / Map 92-08)

FOR AND IN CONSIDERATION of the sum of ZERO AND NO/100 ($0.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN HADDOX AS ATTORNEY-IN-FACT FOR MORRIS B. HADDOX** ("Grantor") has remised, released, conveyed and forever quitclaimed, and by these presents does remise, release, convey and forever quitclaim unto **MID SOUTH WAFFLES, INC.**, a Georgia corporation liability company ("Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto (the "Property").

This is improved property located at 1510 Charlotte Avenue, Nashville, Tennessee 37203-2905.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of December, 2014.

GRANTOR:

Morris B. Haddox, an individual

By: _____
Nathan Haddox,
Attorney-In-Fact for Morris B. Haddox

[Notary Acknowledgement Follows on Next Page]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nathan Haddox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for **Morris B. Haddox** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Morris B. Haddox**, the within named bargainor(s) by the said **Nathan Haddox** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Franklin, Tennessee on this **15th day of December, 2014.**

Notary Public

[Certificate of Consideration Follows]

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015

STATE OF GEORGIA)
COUNTY OF GWINNETT)

The actual consideration or value (whichever is greater) for this transfer is $0.00. This deed was made for title insurance purposes only.

Affiant

Subscribed and sworn before me, this 11, day of DECEMBER, 2014.

(Affix Seal)

ANITA DUNIO NOTARY PUBLIC WALTON COUNTY, GA My Comm. Exp. Oct. 6, 2017

Notary Public
My Commission Expires: 10-6-2017

EXHIBIT "A" TO QUIT CLAIM DEED

Property

LAND SITUATED IN THE 19TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LAND CONVEYED TO MORRIS B. HADDOX ON FEBRUARY 4, 1983, OF RECORD IN DEED BOOK 6003, PAGE 490, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A PORTION OF LOT NUMBER 29 IN SAMUEL WATKINS SUBDIVISION, OF RECORD IN BOOK 21, PAGE 134 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO PORTIONS OF LOT NUMBERS 17 AND 18 ON THE PLAN OF THE UNSOLD LOTS IN WEST NASHVILLE OF SAMUEL WATKINS, DECEASED, OF RECORD IN BOOK 57, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL ROAD SPIKE FOUND ALONG THE NORTHERN MARGIN OF CHARLOTTE AVENUE, NEAR THE APPROXIMATE CENTERLINE INTERSECTION OF 15TH AVENUE NORTH, A CLOSED STREET, THENCE SOUTHWESTERLY ALONG SAID MARGIN, 149 FEET TO A MAG NAIL SET, SAID NAIL BEING THE SOUTH EAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING;

THENCE CONTINUING WITH SAID MARGIN, S 63°00'20" W ,A DISTANCE OF 134.15' TO A MAG NAIL SET;

THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 15.00', A CHORD BEARING OF N 72°26'41" W, AND A CHORD LENGTH OF 21.05', 23.33' ALONG SAID CURVE TO A MAG NAIL SET ALONG THE MARGIN OF 16TH AVENUE NORTH;

THENCE CONTINUING ALONG SAID MARGIN, N 27°53'41" W, A DISTANCE OF 97.67' TO A MAG NAIL SET, SAID NAIL BEING THE SOUTH WEST CORNER OF LOT 10 ON THE SUBDIVISION PLAT OF JOHN HENRY HALE HOMES FIRST REVISION, OF RECORD IN INSTRUMENT NUMBER 20080117-0005448, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE APPROXIMATE CENTER OF FORMER ALLEY NUMBER 600, BEING CLOSED BY ORDINANCE 095-1410;

THENCE WITH THE FORMER ALLEY'S APPROXIMATE CENTERLINE, N 61°51'51" E, A DISTANCE OF 149.43' TO A MAG NAIL SET, SAID NAIL BEING THE NORTH WEST CORNER OF LAND OWNED BY MORRIS B. HADDOX, OF RECORD IN DEED BOOK 5041, PAGE 529, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE LINE OF HADDOX, S 27°37'59" E A DISTANCE OF 115.40'
TO THE POINT OF BEGINNING, HAVING AN AREA OF 16945.98 SQUARE FEET, OR 0.389 ACRES OF LAND.

THE TRACT HEREIN DESCRIBED IS A PORTION OF THE SAME PROPERTY CONVEYED TO ELIZABETH L. ROSENBLUM BY DEED FROM SIDNEY P. ROSENBLUM, OF RECORD IN BOOK 3672, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Morris B. Haddox in Book 6003, Page 490, Register's Office for Davidson County, Tennessee.