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

BILL GARRETT, Davidson County
Trans:T20160049288 DEEDWARRSP
Recvd: 06/10/16 10:35 4 pgs
Fees:23.00 Taxes:12950.00

20160610-0058901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00

Oscar Tivis Nelson Jr. Patricia Nelson
Darrell Lee Herlong Attn/fact

AFFIANT

Subscribed and sworn to before me, this 27th day of May, 2016.

Ashley Crosby
Notary Public

ASHLEY CROSBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires September 10, 2018

My Commission Expires: _____

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Numbers:**

Oscar Tivis Nelson, Jr. and Patricia Nelson SAME Map: 91-140
c/o Watauga Title Co, Inc., QI Parcel 151
5110 Maryland Way, Ste. 120
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million Five Hundred Thousand Dollars and no/100 Dollars ($3,500,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **365 WBR Restaurant Partners,** a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter collectively called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING located in the 20th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the State Route 155 (White Bridge Pike) and U.S Highway 70 (Charlotte Avenue) intersection and being the southerly part of Lot 12 and Lot 13 and part of Block No. 18 in C.C. Vernon's Subdivision of 146 acres as recorded in Deed Book 161, Page 164, in the Register's Office of Davidson County, Tennessee and also being the Amon

Shreibman Trustee of the Shreibman Family Trust Property as recorded as Instrument #20051221-0153121, in the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey dated March 18, 2014 prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, as follows:

BEGINNING at an existing 1/2" iron pin monument in the westerly right-of-way of State Route 155 (White Bridge Pike), said monument being a southeasterly corner common to the McGowan Family Investments, LLC Property, as recorded as Instrument # 20130812-0084291, in the Register's Office of Davidson County, Tennessee;

Thence leaving said McGowan Family Investments, LLC Property and continuing along with the westerly right-of-way of State Route 155 (White Bridge Pike), S 00°52'35" E a distance of 224.43' to a new iron pin monument, said monument being the northerly right-of-way of Public Alley 41524;

Thence leaving said westerly right-of-way of State Route 155 (White Bridge Pike) and continuing along with the northerly and easterly lines of Public Alley #1524 the following four calls: S 73°30'43" W a distance of 130.31' to an existing 1/2" iron pin monument;

Thence with a curve turning to the right with an arc length of 15.74', with a radius of 10.00', with a chord bearing of N 61°23'43" W, with a chord length of 14. 17', to a new brass disk;

Thence N 16°18'09" W a distance of 106.12' to a new brass disk;
Thence S 73°32'34" W a distance of 29.61' to a new iron pin monument, said monument being the southeasterly corner common to the Fifth Third Bank, N.A. Property, as recorded as Instrument # 20080208-0013298, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Public Alley #1524 and continuing along with the southerly lines of the Fifth Third Bank, N.A. Property the following two calls: N 16°19'56" W a distance of 100.05' to a new iron pin monument;

Thence N 73°31'47" E a distance of 229,70' to an existing 1/2" iron pin monument in the State Route 155 (White Bridge Pike), which is the point of beginning, having an area of 39,736 square feet, 0.91 acres more or less.

All bearings based on Tennessee State Plane (NAD 83).

Being the same property conveyed to 365 WBR Restaurant Partners, a Tennessee general partnership, by Deeds of record in Instrument Numbers 20140404-0028362, 20140404-0028363 and 20140404-0028364, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, 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 2016, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease by and between Amnon Shreibman, Lessor, and Shoney's, LLC, a Tennessee limited liability company, Lessee, dated December 12, 2006, of record as Instrument # 200612130153906, Register's Office for Davison County, Tennessee; and terms and provisions of the underlying subject lease; assigned to 365 WBR Restaurant Partners, a Tennessee general partnership by Memorandum of Assignment of Lease of record as Instrument No. 20140404028365, Register's Office for Davison County, Tennessee.

4. Easement Agreement between Shoney's, Inc., a Tennessee corporation and Development Resources Corp., a Tennessee corporation of record in Book 7761, Page 310, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 363 White Bridge Road, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 27th day of May, 2016.

365 WBR RESTAURANT PARTNERS,
a Tennessee General Partnership

By: George N. Spiva
Its: Managing Partner

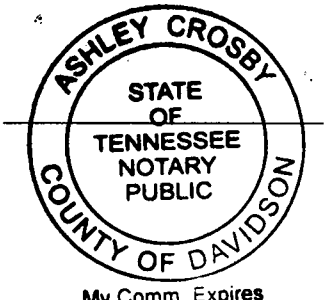
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, 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 managing partner of 365 WBR RESTAURANT PARTNERS, a Tennessee general partnership, the within named bargainor, and who acknowledged that as such managing partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing partner.

WITNESS MY HAND, at office, this 27th day of May, 2016.

Ashley Crosby
Notary Public

My Commission Expires:



My Comm. Expires
September 10, 2018