Prepared by:
C. H. Bruley, Jr. Atty.
344 4th Ave. North
Nashville, Tn. 37219

BOOK 4927 PAGE 959

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Everett M. & Virginia C. Johnston	Everett M. & Virginia C. Johnston	3D-525
P. O. Box 35 (NAME)	P. O. Box 35 (NAME)	94-0-120
Vista, California 92683 (STREET ADDRESS OR ROUTE NUMBER)	Vista, California 92683 (STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- $10.00----------

TEN AND NO/100---------- Dollars,

Cash in hand paid, and other good and valuable conisderations, the receipt of which is hereby acknowledged,

We, GRAMERCY ENTERPRISES, a California Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said

EVERETT M. JOHNSTON, AND WIFE, VIRGINIA C. JOHNSTON, as community property

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 21-A on the Plan of River Hills, Industrial Park, Section 3, as of record in Book 4660, page 19, Register's Office for said County. BEGINNING at a concrete monument in the easterly margin of Spence Lane at the common front corner of Lots 21-A and 21-B; thence with the line between said lots easterly 163.37 feet to a point; thence southerly 172.05 feet to a concrete monument in the northerly margin of Lebanon Pike; thence with the margin of the same, westerly 99 feet to a concrete monument at the beginning of a curve to the right having a radius of 50 feet; thence around said curve 78.54 feet to a concrete monument in the easterly margin of Spence Lane; thence with the margin of the same, northerly 120.81 feet to the point of beginning.

Being the same property conveyed to Gramercy Enterprises, a California Corporation by deed of record in Book 4911, page 209, Register's Office for Davidson County, Tennessee.

California

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Los Angeles

The actual consideration or value whichever is greater, for this transfer is $110,157.89

Subscribed and sworn to before me, this the 18th day of June 1975

Affiant Togo W. Tanaka

My commission expires: April 25, 1977 (Affix Seal)

Notary Public Marjorie J. Davidson

OFFICIAL SEAL
MARJORIE J. DAVIDSON
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 25, 1977

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Everett M. Johnston and wife, Virginia C. Johnston, as community property

their (~~XXXXX~~),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said Everett M. Johnston and wife, Virginia C. Johnston, as community property

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 18th day of June, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRAMERCY ENTERPRISES, a California corporation

BY: Togo W. Tanaka

Togo W. Tanaka President

GRAMERCY ENTERPRISES INCORPORATED DEC. 8, 1960 CALIFORNIA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires.....

California
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ Los Angeles }

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared TOGO W. TANAKA, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Gramercy Enterprises, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Los Angeles, California, this 18th day of June, 19 75.

Marjorie J. Davidson Notary Public

Commission expires April 25, 1977

OFFICIAL SEAL
MARJORIE J. DAVIDSON
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 25, 1977

JUN30 75	CONV	90,000.00			
JUN30 75	CONV	20,157.89			
JUN30 75	S'TAX		A*	286.52	
JUN30 75	PR'FEE		A*	.50	
JUN30 75	W'DEED		A*	4.00	* 291.02

G-240061 dh

WARRANTY DEED

FROM
Gramercy Enterprises

TO
Everett M. Johnston et ux

D 04981

IDENTIF. REFERENCE

JUN 30 3 39 PM '75

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title Insurance Corporation

FILE TENNESSEE TITLE CO.