BOOK 5115 PAGE 335

It is Instrument Prepared by:
WILLIAM D. CASTLEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LUCASINI, Inc. Employees	SAME	22W-20640
PENSION TRUST (NAME)	(NAME)	
1714 So. Maple Drive		Map: 105-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Los Angeles, Calif. 90015		Par: 52
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ---ONE HUNDRED FIFTY SEVEN THOUSAND, ONE HUNDRED SIXTY SIX and 00/100---------- ($157,166.00) ---------- *Dollars,*

GRAMERCY ENTERPRISES, A California Corporation

has bargained and sold, and does hereby transfer and convey unto the said

LUCASINI, INC. EMPLOYEES PENSION TRUST,

its *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Edgehill Estates, Section 34, of record in Book 4595, Page 131, said Register's Office for said County, described according to a survey dated July 22, 1975 by A. & A Engineers, Inc., as follows:

BEGINNING at a point in the westerly right-of-way of 12th Avenue South, the southeasterly corner of the herein described tract; thence north 81 deg. 27' 07" west, 266.20 feet to an iron pin; thence north 9 deg. 40' 53" East, 76.02 feet to an iron pin in the southerly margin of Wedgewood Avenue; thence N. 79 deg. 24' 23" east, 1.01 feet to an iron pin; thence around a slight curve to the right with the southerly margin of Wedgewood Avenue 245.64 feet to a point, thence around a slight curve to the right 12.42 feet to a point, thence around a slight curve to the right 46.20 feet to a point in the easterly right-of-way margin of 12th Avenue South; thence south 18 deg. 01' 58" west, 35.27 feet to a point; thence around a slight curve to the left 70.09 feet to the point of beginning and containing 0.70 acres.

* (Derivation clause continued on Page -2----------

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value whichever is greater, for this transfer is $ 157,166.00

Subscribed and sworn to before me, this the 7th day of February 19 77.

Affiant

My commission expires: Feb. 4, 1978 (Affix Seal)

Notary Public

OFFICIAL SEAL
JANICE S. SUE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 4, 1978

unimproved ( )
This is improved (XX) property, known as 1815 12th Avenue South (House Number) (Street) Nashville, Tenn. 37203 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

LUCASINI, INC. EMPLOYEES PENSION TRUST,

its *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

LUCASINI, INC. EMPLOYEES PENSION TRUST, their

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

Witness my *hand this* 7th *day of* February 19 77 *the corporate party, 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

STATE OF CALIFORNIA }
COUNTY OF 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, A California Corporation....., *the within named bargainor, a corporation, and that* ....he *as such* ...President....., *being authorized so to do, executed the foregoing instrument for the purposes 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* .....7th....*day of* ...February....., *1977*

Janice S. Sue *Notary Public*

Commission expires .....Feb. 4, 1978.....

OFFICIAL SEAL
JANICE S. SUE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 4, 1978

*Continuation of derivation clause from Page -1-

BEING the same property conveyed to Gramercy Enterprises, a California Corporation by deed from NCS Realty Company, a Texas Corporation of record in Book 5038, Page 161, Register's Office for Davidson County, Tennessee.

FEB15 77	CONV	90,000.00		
FEB15 77	CONV	67,166.00		
FEB15 77 S'TAX			B* 308.72	
FEB15 77 PR'FEE			B* .50	
FEB15 77	W'DEED		B* 4.00	*. 413.22

WARRANTY DEED

FROM

GRAMERCY ENTERPRISES, A California Corporation TO

LUCASINI, INC. EMPLOYEES PENSION TRUST

D 89486

IDENTIF. REFERENCE

FEB 15 11 13 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

This Instrument Prepared By:
WILLIAM D. CASHEMAN, ATTY.
807 American Trust Bldg.
Nashville, Tennessee 37201

File Box 9