[redacted]

Prepared by Marjorie Davidson
808 West 6th St
Los Angeles CA 90071

BOOK 5756 PAGE 495

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DICKERSON COMPANY | SAME (NAME) | 25-12 |
| c/o Gramercy (NAME) Enterprises 445 S. Figueroa Suite 3750 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 26 |
| Los Angeles (CITY) 90071 (P. O. ZONE) California (STATE) | (CITY) (ZONE) (STATE) | GO 300 |

698.50 CHECK

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ------------------------------------------ *Dollars,*

GRAMERCY ENTERPRISES, a California corporation

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

DICKERSON COMPANY, a California Limited Partnership

their (successors), and assigns,

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

A tract of Land in the Second, formerly the Tenth Civil District of Davidson County, Tennessee being shown as Lot 14 on the Plan of Clark Place, Section 2, as recorded in Book 2083, Page 64, Register's Office for said county and more fully described on Exhibit "A" attached hereto

OFFICIAL SEAL
CHRISTINE M SHACKELFORD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 20, 1981
445 S. Figueroa St., Ste. 3750, Los Angeles, CA 90071

STATE OF California
COUNTY OF Los Angeles The actual consideration or value whichever is greater for this transfer is $ 265,000.00
Subscribed and sworn to before me, this the 27th day of May 1981

My commission expires: June 20, 1981 (Affix Seal)

Affiant T. Wesley Tanaka

Notary Public

This is unimproved ( ) improved (X) property, known as 708 S. Dickerson Road (House Number) (Street), Goodlettsville, Tennessee 37072 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* Grantees (successors), and assigns forever. and does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, it's (successors), and assigns, against the lawful claims of all persons.

Witness hand this day of 19 81. 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: T. Wesley Tanaka, Vice President

Jean M. Tanaka, Secretary

ENTERPRISES INC. CORPORATE SEAL CALIFORNIA 1981

TO 449 CA (5-73)
(Corporation)

TITLE INSURANCE AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On May 21, 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared T. WESLEY TANAKA known to me to be the Vice President, and JEAN M. TANAKA known to me to be Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Christine M. Shackelford

Christine M. Shackelford
Name (Typed or Printed)

OFFICIAL SEAL
CHRISTINE M SHACKELFORD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 20, 1981

445 S. Figueroa St., Ste. 3750, Los Angeles, CA 90071

(This area for official notarial seal)

*tary Public in and*

*.....Tennessee.*

*.....Notary Public*

STAPLE HERE

BOOK 5756 PAGE 496

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

*Before me,* the undersigned *a Notary Public of the State and County aforesaid, personally appeared* T. Wesley Tanaka *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Grantor *the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice President.

*Witness my hand and seal, at office in* Los Angeles, California
*this* 21st *day of* May, *19*81.

Christine M. Shackelford *Notary Public*

*Commission expires* June 20, 1981

OFFICIAL SEAL
CHRISTINE M SHACKELFORD
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 20, 1981

445 S. Figueroa St., Ste. 3750, Los Angeles, CA 90071

G. 4. 5 8 8 8

IDENTIF. REFERENCE

JUN 12 10 19 AM '81

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

RELEASED

**WARRANTY DEED**

FROM

After recordation Mail TO
Dickerson Company
c/o Gramercy Enterprises
445 S. Figueroa Suite 3750
Los Angeles, Ca. 90071

Compliments of

First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Escrow No. 296-1231

EXHIBIT "A"



A tract of land in the Second, formerly the Tenth Civil District of Davidson County, Tennessee, being shown as Lot No. 14 on the Plan of Clark Place, Section 2, as recorded in Book 2083, page 64, Register's Office for said County, and being described as follows:

Beginning at an iron pin on the easterly right-of-way line of Dickerson Road at a point that is 249.75 feet southerly from the southerly end of the southeasterly return curve at the intersection of Dickerson Road and Shevel Drive and running thence with the southerly line of Sloan and heirs, as recorded in Book 5150, page 644, said Register's Office, South 70° 15' 20" East 259.90 feet to an existing concrete monument; thence with the line between Sections 2 and 4 of Clark Place, South 19° 45' 00" West 154.00 feet to an existing iron pin; thence with the line between Lots 14 and 13 of Clark Place, Section 2, North 70° 15' 20" West 259.90 feet to an existing iron pin on the easterly right-of-way line of Dickerson Road; thence with the same North 19° 45' 00" East 154.00 feet to the point of beginning and containing 40,025 square feet, more or less, or 0.919 of an acre, more or less.

Being the same property conveyed to GRAMERCY ENTERPRISES, a California corporation by deed from CEN COR, INC., a Delaware corporation of record in Book 5720, Page 605, Register's Office for Davidson County, Tennessee.

INITIAL HERE

INITIAL HERE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5756 PAGE 498

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 265000.00- | CO |
| | | | 689.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | | CHECK 698.50- |
| | | | 0773A06/12/81 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.5.8.8.8

T
IDENTIF. REFERENCE

JUN 12 10 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826877