This instrument prepared by:
Lawrence J. Haskins, Attorney
4600 Highway 6 North
Suite 220
Houston, Texas 77084

BOOK 6388 PAGE 345

WARRANTY DEED

ADDRESS OF NEW OWNER

GRAMERCY ENTERPRISES
4500 Wilshire Blvd.
Los Angeles, California 90010

SEND TAX BILLS TO: MAP PARCEL NO.:51-8-144

Same

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED FORTY THOUSAND ($240,000.00) AND NO/100 DOLLARS, cash in hand paid by GRAMERCY ENTERPRISES, a California corporation, (hereinafter "Grantee"), receipt of which is hereby acknowledged, TUPCO, INC., a Texas corporation, (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee.

Beginning at a point on the east margin of Gallatin Road, the same being located 273.95 feet southerly from the south margin of Due West Avenue; thence leaving Gallatin Road and following the south line of the property conveyed to Citgo Petroleum Corp. of record in Deed Book 6092, Page 350, in the Register's Office for said County, S 80 deg. 38'00" E, 226.25 feet to a point on the west line of Morningside Heights Subdivision, Section One, of record in Plat Book 1130, Page 76, said Register's Office; thence with the line of said subdivision, S 22 deg. 43'33" W, 111.28 feet to a point at the northeast corner of the property of Col. Tom Parker; thence with his line N 75 deg. 10'01" W, 221.25 feet to a point on the east margin of Gallatin Road; thence with the east margin of said road, following arc of a curve having a radius of 17,143 feet, a distance of 89.39 feet to the point of beginning, containing 0.51 acres.

Being the same property conveyed to Joan Looney Wilde by deed from Sallie Core Looney, a widow, of record in Book 3534, Page 557, Register's Office for Davidson County, Tennessee.

This is improved property, located at 1211 S. Gallatin Rd., Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors 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, except for temporary slope easement, Book 562, Page 340 and sewer easement, Book 337, Page 428, Register's Office, Davidson County, Tennessee, and 1984 taxes.

BOOK 6388 PAGE 346

Grantor further covenants and binds itself and its successors to warrant and forever defend this title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND this the 20th day of Sept., 1984.

TUPCO, INC.

By: Harlond Hauck
Harlond Hauck
President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, Evonne D. Simonds, a Notary Public, in and for said County and State, HARLOND HAUCK, President of TUPCO, INC., a corporation, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, in the capacity therein stated and as the act and deed of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL, at Houston, Texas, this the 20th day of September, 1984.

My commission expires: 4/6/85

Notary Public
Evonne D. Simonds

EVONNE D. SIMONDS
Notary Public in Harris County, Texas
My Commission Expires _____

STATE OF ~~TENNESSEE~~ TEXAS §
COUNTY OF ~~DAVIDSON~~ HARRIS §

The actual consideration or value whichever is greater, for this transfer is $240,000.00.

Harlond Hauck
Harlond Hauck, Affiant

Subscribed and sworn to before me, this 28th day of September, 1984.

My commission expires:
4/6/85

Notary Public
Evonne D. Simonds

EVONNE D. SIMONDS
Notary Public in Harris County, Texas
My Commission Expires _____

BOOK 6388 PAGE 347

151761

IDENTIF. REFERENCE

Sep 28 10 06 AM '84

REGISTER
DAVIDSON COUNTY, TN

RECD

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6388 PAGE 348

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
			240000.00-	CAMT.
			624.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 633.50-
			2994A09/25/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 7 6 1

IDENTIFICATION

SEP 25 10 06 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071449