This instrument prepared by:
William T. Berry, Atty.,333 Gallatin Road
Madison, TN 37115

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL NO:
GRAMERCY ENTERPRISES 4500 Wilshire Boulevard Los Angeles, California 90010	SAME	103-15-0 024.00 07DA 00475 BOOK 5403 PAGE 683

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thousand ($200,000.00), and no/other Dollars, cash in hand paid by Gramercy Enterprises, a California Corporation, (hereinafter "Grantee"), receipt of which is hereby acknowledged, We, M.O. Tomlinson and wife, Bertha Tomlinson, (Hereinafter "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, its (successors) and assigns, certain real estate in Davidson County, Tennessee,

Being the northerly half of Lot No. 83 on the Plan of Kenner-Manor Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Harding Road, the same being located 200.97 feet from the northeasterly margin of Woodmont Boulevard; thence leaving Harding Road and following the southeasterly line of the property conveyed to Walter D. Ragan, et ux of record in Book 1876, page 535, in Register's Office for said County, S 40 deg. 18' 45" E 96.78' to an iron rod in the northeasterly line of property conveyed to Frances R. Gibson by deed of record in Book 4944, page 383, in the Register's Office for said County: thence with said line N 46 deg. 06' 52" E 99.06' to an iron rod at the corner of property conveyed to Clara A. Kempkau of record in Book 1109, page 55, said Register's Office; thence with the line of said property N 39 deg. 41' 43" W 98.58' to an iron rod in the southerly margin of Harding Road; thence with the margin of Harding Road S 45 deg. 07' 50" W 100.25' to the point of beginning, containing 0.22 acres, more or less, according to survey of Dale and Associates, Inc., dated October 7, 1984 (Job No. 84151)

Being the same property conveyed to Eva Box Felder by deed from Geo. I. Waddy, Jr., of record in Book 1472, page 453, Register's Office for Davidson County, Tennessee. Said Eva Box Felder is now deceased and by will of record in Will Book P, page 224 and 225, County Court Clerk's Office for Humphreys County, Tennessee, said property was devised to M.O. Tomlinson. A certified copy of said will is of record at Book_____,page_____,Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF Humphreys

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

Bertha P. Tomlinson
Affiant

Subscribed and sworn to before me, this the 11th day of October, 1984

William T. Berry
NOTARY PUBLIC

My Commission Expires: 7-17-88

This is improved property, known as 4403 Harding Road, Nashville, 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. 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, except for easement for sanitary sewers and/or storm drainage, Book 3676, page 280, and sign lease to National Advertising Company, Book 5991, page 183, Register's Office for Davidson County, Tennessee, and 1984 taxes which are to be prorated as of date of deed and are assumed by Grantee.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend this title to said real estate to said grantee, its successor and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this the 11th day of October, 1984.

15657 0

IDENTIFICATION REFERENCE

OCT 15 2 28 PM '84

DAVIDSON COUNTY, TN

M.O. Tomlinson

Bertha P. Tomlinson

Bertha Tomlinson

RUSH

STATE OF Tennessee

COUNTY OF Humphreys

Personally appeared before me, THE UNDERSIGNED, a Notary Public, in and for said County and State, M.O. Tomlinson and wife, Bertha Tomlinson, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Waverly this the 11th day of October, 1984.

William J. Berry

Notary Public

My Commission Expires:

7-11-88

THIS INSTRUMENT WAS PREPARED BY:

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 5403 PAGE 685

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

200000.00- CONST.
520.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 526.50-
870UA10/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 5 7 0

IDENTIFICATION REFERENCE

Oct 15 2 27 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0077001