This instrument prepared by Berry/Freeman, Attorneys, 333 Gallatin Rd, Madison, TN. 37115

WARRANTY DEED

BOOK 6512 PAGE 111

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gramercy Enterprises (NAME)	same (NAME)	133-02-329
1500 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	133-02-328
Old Hickory, Tn 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- $10.00 ---------- *DOLLARS*

Cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby aknowledged,

I, LAURA JOAN SANFORD, unmarried *have bargained and sold, and by these presents do transfer and convey unto the said* GRAMERCY ENTERPRISES, a California corporation its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the same property conveyed to W. P. Sanford and A.J. Shelton, etux in Deed Book 638, page 592, R.O.D.C.. Tennessee, and being more particularly described by metes and bounds as follows according to a survey prepared by Dale and Associates, Inc., dated February 21, 1985.

Beginning at a point situated in the easterly right-of-way of Nolensville Road (80' R-O-W) and the northerly margin of an alley; thence along said right-of-way N 22 deg. 44'01" W a distance of 150.24 feet to a point marking the beginning of a radius intersecting the southerly right-of-way of McCall Street (50' R-O-W) thence around said curve to the right having a central angle of 119 deg. 39' 01", a radius of 13.00 feet a total length of 27.15 feet to a point; thence S 83 deg. 05' 00" E a distance of 165.35 feet to a point; thence S 6 deg. 55' 00" W a distance of 150.00 feet to a point; thence N 83 deg. 05' 00" W a distance of 102.32 feet to the point of beginning and containing 0.49 acres of land, more or less.

Being the same property conveyed to W. P. Sanford by deed from A.J. Shelton and wife, Lula B. Shelton, of record in Book 638, page 592, said Register's Office. The said W. P. Sanford having since died, July 29, 1967, his will probated in Will Book 89, page 32, County Court CLerks Office and recorded in Book 5828, page 166, Register's Office Davidson County, Tennessee, leaving a life estate in his wife, Willie B. Sanford, now deceased, and the remainder interest in Laura Joan Sanford.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130.00

Affiant

Subscribed and sworn to before me, this the 15th day of March 19 85

Notary Public

My commission expires: 7-17-87
(Affix Seal)

BOOK 6512 PAGE 112

This is unimproved (XX) improved ( ) property, known as 311 McCall Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRAMERCY ENTERPRISES, A California Corporation its *heirs and assigns, forever.*

And I *do covenant with the said* GRAMERCY ENTERPRISES, a California Corporation *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1985 taxes which are being prorated and assumed by the Grantee and any matters shown on the survey mentioned above.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* GRAMERCY ENTERPRISES, A California Corporation its *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 15th *day of* March, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Laura Joan Sanford
LAURA JOAN SANFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6512 PAGE 113

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Joan Sanford

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1985

William A. Berry, Notary Public.

Commission Expires 7-17-88

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the 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, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires

BOOK 6512 PAGE 114

WARRANTY DEED

FROM

LAURA JOAN SANFORD

TO

GRAMERCY ENTERPRISES, a

California Corporation

G-21741

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

DAVIDSON COUNTY, TN

MAR 10 9 54 AM '05

IDENTIF. REFERENCE

I 8 9 8 0 0

3428

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

RECEIVED OF _____

FOR _____

BOOK 6512 PAGE 115

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

130000.00- CAMT
338.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 350.50-
9428A03/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 8 0 0

T
IDENTIF. REFERENCE

MAR 18 9 34 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 116593