This instrument prepared by Gramercy Enterprises, 4500 Wilshire Blvd., Los Angeles, CA 90010

Mail

# WARRANTY DEED BOOK 7198 PAGE 769

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PHILIP S. SIRIANNI (NAME) | SAME (NAME) | 133-02-329 |
| 4500 WILSHIRE BLVD. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 133-02-328 |
| LOS ANGELES, CA 90010 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*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 acknowledged.

GRAMERCY ENTERPRISES, a California corporation,

*have this day bargained and sold, and do hereby transfer and convey unto the said* PHILIP S. SIRIANNI, a married man,

*the Grantees herein, their (successors), heirs and assigns,*

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

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, et ux, 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 Gramercy Enterprises, a California Corporation, by deed from Laura Joan Sanford, unmarried, of record in Book 6512, page 111, Register's Office for Davidson County, Tennessee.

OFFICIAL SEAL
PATRICIA E. MIGLIORI
NOTARY PUBLIC
LOS ANGELES COUNTY
My comm. expires OCT. 3, 1987

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

*The actual consideration or value whichever is greater, for this transfer is $* 350,000.00

*Subscribed and sworn to before me this the* 8th *day of* April *19* 87

Affiant Philip S. Sirianni

*My commission expires:* 6/3/87 *(Affix Seal)*

Notary Public Patricia E. Migliori

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

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs 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.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons*

*Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.*

*Witness our hands this* 8th *day of* April *19* 87 *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: _____
Wesley Tanaka, President

ATTEST: _____
Melvin Y. Ogata, Acting Assistant Secretary

1345 3
IDENTIFICATION
APR 10 8 27 AM '87
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

*Before me,* Patricia E. Migliori, *a Notary Public of the State and County aforesaid, personally appeared* Wesley Tanaka, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 purpose 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* 8th *day of* April *19* 87.

Patricia E. Migliori *Notary Public*

*Commission expires* 6/3/87

OFFICIAL SEAL
PATRICIA E. MIGLIORI
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 3, 1987

**WARRANTY DEED**

FROM
GRAMERCY ENTERPRISES
TO
PHILIP S. SIRIANNI

Compliments of
**Madison Title Company**
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

[illegible].00 CAMT.
[illegible].00 CSTAX
.50 PRFEE
0.00 MISC
CHECK 396.50
[illegible]/04/10/87 PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13453

IDENTIFICATION REFERENCE

APR 10 8 27 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 67723