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STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,600.00

X William T. Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 87.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, ATTORNEY - 109 Shacklett Lane - Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
GRAMERCY ENTERPRISES (NAME)	SAME (NAME)	92-8-194
4500 Wilshire Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Los Angeles CA. 90010 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KAR-PLUS, Inc., A Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRAMERCY ENTERPRISES, A California Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A" Attached.

6573 8.
IDENTIFICATION REFERENCE
SEP 16 2 59 PM '87
DAVIDSON COUNTY, TN
RECEIVED

unimproved (X)
This is improved ( ) property, known as 1310 Charlotte Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey ti, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 15th day of September, 19 87

KAR-PLUS, INC.

BY:

PRESIDENT

STATE OF TENNESSEE
Davidson County

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 _____

_____, Tennessee, this _____ day of _____ 19_____

_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

KAR-PLUS, INC.

A Tennessee Corporation

TO

GRAMERCY ENTERPRISES,

A California Corporation

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ron Atkisson, President of KAR-PLUS, INC.** A Tennessee Corporation, the within named bargainor, a Corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such President, and having the authority to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the name of the corporation by the said Ron Atkisson as such President.

Witness my hand and official seal at office at Nashville, Tennessee this 15th day of September, 1987.

NOTARY PUBLIC

My Commission Expires: 7-17-88

EXHIBIT "A"

A tract or parcel of land lying north of Charlotte Avenue (former Cedar Street), and between 13th Avenue North and the centerline of 14th Avenue North (now closed) in Nashville, Davidson County, Tennessee and being all of that certain tract described in a Warranty Deed from Erna Sender to Phillips Petroleum Company dated November 26, 1968 and also being all of that certain tract described in the Warranty Deed from Frank Finkelstein et ux to Phillips Petroleum Company dated November 26, 1968, SAVE AND EXCEPT a strip of land along the westerly side of the said Finkelstein tract, the said strip having been conveyed by Warranty Deed to the State of Tennessee by Phillips Petroleum Company and designated at Tract 92-5-192, 193, & 194-S of Project I-40-4 (18) 208, the property hereby conveyed being more particularly described as follows:

Commencing at the intersection of the north line of Charlotte Avenue (formerly Cedar Street) and the west line of 13th Avenue North in the City of Nashville; Thence along said north line S 61 degrees 26' 08" W 109.5 feet; Thence N 28 degrees 28' 13" W 45.36 feet to the southwest corner of the aforesaid Sender tract for the TRUE POINT OF BEGINNING of the herein described tract;

Thence N 28 degrees 28' 13" W 104.64 feet to the northeast corner of said Sender tract, being on the south line of an alley;

Thence with said alley line on an approximate bearing of S 61 degrees 27' W a distance of 160 feet to a point 15 feet easterly, measured along said alley line, from the centerline of 14th Avenue North, now closed;

Thence S 28 degrees 28' 13" E, parallel with a 15 feet easterly from said centerline, 91.05 feet to the beginning of a left curve having a radius of 15 feet;

Thence with said left curve for an arc distance of 23.55 feet to a point on the north line of lands owned by the State of Tennessee;

Thence with said north line N 61 degrees 34' 16" E 66.65 feet and N 60 degrees 16' 55" E 78.37 feet to the point of beginning containing 0.387 acres more or less, SUBJECT TO a temporary construction easement in favor of the State of Tennessee 4 feet in width along the westerly boundary of the hereinabove described tract, said easement to terminate 3 years after the date of the said Warranty Deed to the State of Tennessee.

TOGETHER with the right of access to Cedar Street (Charlotte Avenue) as reserved in the deed to the State of Tennessee by Erna Sender as of record in Book 4250, Page 323 of the Davidson County Register office.

Being the same property conveyed to Kar Plus, Inc. by Special Warranty Deed from Phillips Petroleum Company of record in Book 7275, page 701 Register's Office for Davidson County, Tennessee.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 7 3 8

IDENTIFICATION REFERENCE

SEP 16 2 59 PM '87

DAVIDSON COUNTY, TN

No.