THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt Jr., Esq.
414 Union St., Ste. 1800
Nashville, TN 37219

WARRANTY DEED

Instr:200001100003326 Page: 1 OF 3
REC'D FOR REC 01/10/2000 2:27:38PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1221.00

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) G.K.E. Enterprises, L.P.	(NAME) G.K.E. Enterprises, L.P. c/o Gramercy Enterprises	092-08-0 194.00
(STREET ADDRESS OR ROUTE NUMBER) 452 S. Las Palmas Avenue	(STREET ADDRESS) 333 S. Grand Avenue, Suite 3730	
(CITY) (STATE) (ZIP) Los Angeles, CA 90020	(CITY) (STATE) (ZIP) Los Angeles, CA 90071	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nozawa Family Trust under Declaration of Trust dated June 12, 1970, Trusts A & B, as amended *has bargained and sold, and does hereby transfer and convey unto the said* G.K.E. Enterprises, L.P., a Delaware Ltd. Partnership *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

See Exhibit "A" Attached

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value whichever is greater, for this transfer is $330,000

Subscribed and sworn to before me this the 4th *day of* January *19* 2000

Affiant Kimiko Nozawa, Trustee

Affiant James K. Mitsumori, Trustee

My commission expires: 9/28/2001

Notary Public Melvin Y. Ogata

Affix Seal

MELVIN Y. OGATA
Commission # 1157015
Notary Public - California
Los Angeles County
My Comm. Expires Sep 28, 2001

This is unimproved ( ) improved (x) property, known as 1310 Charlotte Ave., Nashville, TN 37203
(House Number) (Street) (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, except for those encumbrances set forth hereinafter.

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, claiming by, through or under the grantor.

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 hand this 4th *day of* January *19* 2000, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kimiko Nozawa, Trustee

James K. Mitsumori, Trustee

STEWART TITLE

Sanctity of Contract

("All-Purpose" Acknowledgment)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On January 4th, 2000 before me, Melvin Y. Ogata, Notary Public

(here insert name and title of the officer), personally appeared Kimiko Nozawa, Trustee, James K. Mitsumori, Trustee

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her/~~their authorized capacity(ies), and that by ~~his/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MELVIN Y. OGATA
Commission # 1157015
Notary Public - California
Los Angeles County
My Comm. Expires Sep 28, 2001

WITNESS my hand and official seal.

Signature Melvin Y Ogata

(Seal)

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.

And being the same property conveyed to Gramercy Enterprises, A California Corporation by Deed from Kar-Plus , A Tennessee Corporation of record in Book 7354, Page 108, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to the Nozawa Family Trust under Declaration of Trust dated June 12, 1970, Trusts A & B, as amended by deed from Gramercy Enterprises, a California corporation of record in Book 7354, Page 116, Registers Office from Davidson County, Tennessee.