BOOK 5191 PAGE 435

This instrument was prepared by
[illegible] AND SHORT, Attorneys
[illegible] Square Building
[illegible], Tennessee

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| PRECISION COLOR, INC. | SAME | 163-0-201 |
| (NAME) | (NAME) | |
| 1130 Polk Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37211 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, we XXXXXXX

FLORENCE E. GIFFORD and
GEORGE E. GIFFORD, FLORENCE GIFFORD BLAIR and JOHN P.GIFFORD, JR., Partners, d/b/a Gifford Investments, and George E. Gifford, Trustee, Florence Gifford Blair, Trustee and John P. Gifford, Jr., Trustee, of The Gifford Trust dated December 31, 1976,

have bargained and sold, and by these presents do transfer and convey unto the said PRECISION COLOR, INC., a Tennessee corporation,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 5A and 5B on the Plan of Cloverleaf Estates, Section 5, of record in Plat Book 4955, page 98, Register's Office for said County.

Said Lots 5A and 5B front together 305 feet on the southerly margin of Bell Road and extends back 210 feet on the westerly line and 235 feet on the easterly line to a line on the rear on which it measures 310.97 feet.

Being the same property conveyed to Gifford Investments, a partnership, by deed from Robert A. McDowell and wife, Patricia McDowell, of record in Book 5117, page 79, said Register's Office and conveyed to George E. Gifford, Florence Gifford Blair and John P. Gifford, Jr., by Quit Claim Deed from John P. Gifford, Sr., of record in Book 5117, page 318, Register's Office for Davidson County, Tennessee.

| | | | | |
|---|---|---|---|---|
| AUG 31 | CONV | * | 380.000.00 | |
| AUG 31 | S'TAX | | B* 988.00 | |
| AUG 31 | PR'FEE | | B* .50 | |
| AUG 31 | W'DEED | | B* 4.00 | * 992.50 |

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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 it, 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.

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 30th day of August, 1977.

by _____
Florence Gifford Blair - Partner

by _____
Florence E. Gifford

Florence Gifford Blair - Trustee

GIFFORD INVESTMENTS
by _____
George E. Gifford - Partner

by _____
John P. Gifford, Jr. - Partner

George E. Gifford - Trustee

John P. Gifford, Jr. - Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named George E. Gifford, Florence Gifford Blair and John P. Gifford, Jr., Partners, d/b/a Gifford Investments and as Trustees of The Gifford Trust, ~~FLORENCE E. GIFFORD~~ the bargainor~~S~~, 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 Nashville, Tennessee, this 30th day of August, 19 77.

My commission expires 2-1-79 Notary Public Heather Pitt

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 380,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas D Connor

Sworn to and subscribed before me this 30th day of August, 19 77.

My commission expires 2-4-80 Notary Public Theresa Pitts Large

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

J. M. Grissim, Attorney, 200 Court Square Bldg., Nashville, TN 37201

Name Address

WARRANTY DEED

FROM GEORGE E. GIFFORD, FLORENCE GIFFORD BLAIR and JOHN P. GIFFORD, JR.

TO PRECISION COLOR, INC.

E 23448

IDENTIF. REFERENCE

Fee Pd.

AUG 31 2 33 PM '77

FELIX Z. REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219