This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $451,500.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 1984.

Notary Public

My commission expires: July 25, 1987

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Dixie Electrotype Company, Inc. 421 Commerce Street Nashville, Tennessee 37219	Dixie Electrotype Company, Inc. 421 Commerce Street Nashville, Tennessee 37219	Map 133 Part of Parcel 127

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THIRD NATIONAL BANK, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE NCNB REAL ESTATE FUND (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said DIXIE ELECTROTYPE COMPANY, INC. (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the First Civil District, Davidson County, Tennessee, located north of Elysian Fields Road and east of Grassmere Park as extended, being Section Three of Grassmere of record in Book 6200, Page 79, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Grassmere Park at the common point with Grassmere, Section Three, said point being approximately 1,526.00 feet from the easterly margin of Trousdale Drive; thence, continuing with said westerly margin of Grassmere Park along a curve to the left having a central angle of 32 degrees 20 minutes and a radius of 315.00 feet, a distance of 177.76 feet to a point; thence, continuing with said easterly margin, north 00 degrees 09 minutes east, 165.00 feet to a point; thence, with the proposed easterly margin of Grassmere Park as extended along a curve to the left having a central angle of 29 degrees 23 minutes 29 seconds and a radius of 340.00 feet, a distance of 174.41 feet to a point; thence, north 87 degrees 05 minutes 50 seconds east, 434.38 feet to a common corner with the Cumberland Museum property; thence, with the common line with the Cumberland Museum property, south 00 degrees 09 minutes west, 670.00 feet to a point, said point being the northeasterly corner of Grassmere, Section Two; thence, with the common line of Grassmere, Section Two, north 89 degrees 51 minutes west, 338.00 feet, north 34 degrees 23 minutes 12 seconds west, 177.87 feet to the point of beginning, containing 259,663.00 square feet or 6.02 acres, more or less.

Being a portion of the same property conveyed to Third National Bank, as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the NCNB Real Estate Fund by deed from Thomas C. Scott, Trustee, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, of record in Book 6029, Page 119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1984, which are to be prorated between Grantor and Grantee in accordance with a separate agreement between them.

2. Declaration of Restrictive Covenants of record in Book 6008, Page 866, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Restrictive Covenants, of record in Book 6200, Page 524, Register's Office for Davidson County, Tennessee.

3. Agreement between Cumberland Museum and Science Center and Thomas C. Scott, Trustee, of record in Book 6008, Page 895, Register's Office for Davidson County, Tennessee.

4. Agreement of Elise Croft acting for Miriam Smith, her attorney-in-fact, of record in Book 6008, Page 903, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 4, Section Three, Grassmere Park, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor but not further or otherwise.

WITNESS my hand, this the 25 day of June, 1984.

THIRD NATIONAL BANK, AS ANCILLARY TRUSTEE
FOR NCNB NATIONAL BANK OF NORTH CAROLINA
AS TRUSTEE OF THE NCNB REAL ESTAE FUND

By: _____

Its: Vice Pres & Trust Officer

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 (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the _____ of THIRD NATIONAL BANK, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE NCNB REAL ESTATE FUND, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of THIRD NATIONAL BANK, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE NCNB REAL ESTATE FUND by himself as _____.

WITNESS my hand and seal this the 11 day of June, 1984.

_____
NOTARY PUBLIC

My commission expires:
My Commission Expires OCT. 19, 1986

I 35331

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6335 PAGE 442

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
			451500.00- CAMT.	
			1173.90 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1193.40-	
2591	A07/11/84	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 35331

IDENTIF. REFERENCE

JUL 11 12 32 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0051681