This Instrument Prepared by:
CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203

BOOK 7077 PAGE 259

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
COPIES UNLIMITED, INC.	COPIES UNLIMITED, INC.	104-16-159
(NAME)	(NAME)	
120 Twentieth Ave., So.	(Same)	F.B.#24W-09925
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND and NO/100------
----------($125,000.00)---------- *Dollars,*
receipt of $106,800.25 of which is hereby acknowledged and the remainder of which is being paid by the assumption by the grantee herein of the unpaid balance of a note to Home Federal Savings & Loan Association, dated July 30, 1971, we, FREDERICK W. VON COLLN and wife, TONI P. VON COLLN,

have this day bargained and sold, and do hereby transfer and convey unto the said COPIES UNLIMITED, INC., a Tennessee Corporation, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly 62.0 feet of Lot No. 161 on the Plan of Belmont Land Company's Lots called Belmont Heights, as of record in Book 421, page 34.

Said part of Lot No. 161 fronts 62.0 feet on the northerly margin of Linden Avenue and extends back between parallel lines, along the westerly margin of Oakland Avenue, 175 feet to a 15 foot alley.

Being the same property conveyed to FREDERICK W. VON COLLN and wife, TONI P. VON COLLN, by deed from Ernest L. Hudson and wife, Corinne M. Hudson, of record in Book 4526, page 229, in the Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 22nd day of December 19 86.

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1712 West Linden Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said COPIES UNLIMITED, INC., its *(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 by a deed of trust recorded at Book 4526, page 231, in said Register's Office, securing the payment of the note to Home Federal assumed by We grantee. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* COPIES UNLIMITED, INC., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 22nd *day of* December, 1986, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FREDERICK W. VON COLLN

TONI P. VON COLLN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Derty Cleathom *a Notary Public in and for said County and State,* FREDERICK W. VON COLLN and wife, TONI P. VON COLLN

the within named bargainor, 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 22nd *day of* December, 1986.

Derty Cleathom *Notary Public*

My Commission Expires April 19, 1987

Commission expires

DERTY CLEATHOM NOTARY PUBLIC DAVIDSON COUNTY

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, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

7.50

IDENTIFICATION REFERENCE

Dec 22 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

FREDERICK W. VON COLLN, ET UX

TO

COPIES UNLIMITED, INC.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7077 PAGE 261

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

12500.00- CAMT.
350.00 CSTAX
.50 PRFE
6.00 MORTG
CHECK 356.50-
9072213/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7553 E

IDENTIFICATION REFERENCE

DEC 22 2 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25690