THIS INSTRUMENT PREPARED BY:
Lowe Watkins
Watkins, McGugin, McNeilly & Rowan
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201

2547 09/30 0101 03CHECK 755.00

WARRANTY DEED BOOK 7666 PAGE 49

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth L. Groomes 2927 Sidco Drive Nashville, TN 37204	Same	118-16 7 AM

For and in consideration of the sum of Two Hundred Twenty-five Thousand Dollars ($225,000.00) cash in hand paid, receipt of which is hereby acknowledged, First American Trust Company, N.A., Nashville, Tennessee, successor fiduciary to First American Bank N.A. under T.C.A. Section 45-2-1008, Executor and Trustee under the Will of Reid B. Groomes, deceased, by appointment of the Probate Court of Davidson County, Tennessee, and acting only in that capacity, has this day bargained and sold and does hereby transfer and convey unto Kenneth L. Groomes, the grantee herein, his heirs and assigns, all of the right, title and interest belonging to the estate of Reid B. Groomes in and to the following described real property located in Davidson County, Tennessee and more particularly described as follows:

Being the same land conveyed by Southern Colortype Company, a partnership, to Reid T. Groomes and wife Lelia Mai Groomes by deed dated December 21st, 1955, of record in Book 2487, page 334, Register's Office for Davidson County, Tennessee, and therein described as follows:

> Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 10 in Sidco Subdivision, recorded in Book 2133, page 115, Register's Office for said county.
>
> Said Lot No. 10 fronts 100 feet on the westerly side of Sidco Drive and runs back between parallel lines 425 feet to a dead line.
>
> Being the same property conveyed to Southern Color Type Company by deed from Suburban Industrial Development Company, a Tennessee Corporation, of record in Book 2437, page 255, said Register's Office.
>
> Subject, however, to the exceptions stated in said deed.

The said Reid T. Groomes died in 1974 and his estate was administered in the Probate Court of Davidson County, Tennessee Rule No. 59572; and the said real estate passed to his surviving wife, Lelia Bolling Groomes; she died in 1975, her estate was administered in said Probate Court Rule No. 61709, and her Will devised her entire estate to her three children, Reid B. Groomes, Kenneth L. Groomes and Iris L. Groomes, all of whom survived her. Lelia Mai Groomes and Lelia Bolling Groomes are one and the same person. Reid B. Groomes died in 1988 and his Will was probated in said Probate Court Rule No. 90714.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for transfer is $225,000.00.

Kenneth L Groomes
Affiant

Subscribed and sworn to before me this the 30th day of September, 1988.

Laura L Nelson
Notary Public

My Commission Expires: 3-11-91
(Affix Seal)

This is improved property, known as 2927 Sidco Drive, Nashville, Tennessee.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee herein, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said interest of Reid B. Gromes in said real estate in fee simple, has a good right to convey it and that the same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

Grantor conveys, covenants and warrants only in its capacity as executor and trustee under the Will of Reid B. Groomes, deceased, and to the extent of its authority thereunder and not further or otherwise.

This conveyance, covenants and warranties are made subject to such lease or leases as may now be in effect on t he said property.

Taxes for 1988 have been prorated and are assumed by grantee.

And Southern Colortype Company and Iris L. Groomes for good and sufficient consideration received by them waive any and all options, rights and privileges, if any, which they or either of them might or could have to purchase the interest of Reid B. Groomes in the property herein conveyed and they and the grantee herein release the estate of Reid B. Groomes from any and all claims which they or any of them may have against it.

In Witness Whereof, this instrument has been signed at Nashville, Tennessee this 30th day of September, 1988, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN TRUST COMPANY, N.A.

ATTEST:

_____

By: Emma Russell V.P.

SOUTHERN COLORTYPE COMPANY, INC.

ATTEST:

_____

By: Kenneth L. Groomes
PRESIDENT

Iris L. Groomes
IRIS L. GROOMES

Kenneth L. Groomes
KENNETH L. GROOMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Thomas L. Watson, a Notary Public in and for said County and State, IRIS L. GROOMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1988.

Thomas L. Watson
NOTARY PUBLIC

My Commission Expires:

3-3-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Laurie F. Nelson, a Notary Public in and for said County and State, KENNETH L. GROOMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1988.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Laurie F. Nelson, a Notary Public of the State and County aforesaid, personally appeared Emmett Russell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be Vice President of the First American Trust Company, N.A., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1988.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7666 PAGE 52

Before me, Laurie F Nelson, a Notary Public of the State and County aforesaid, personally appeared Kenneth L Groomes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be President of the Southern Colortype Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1988.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

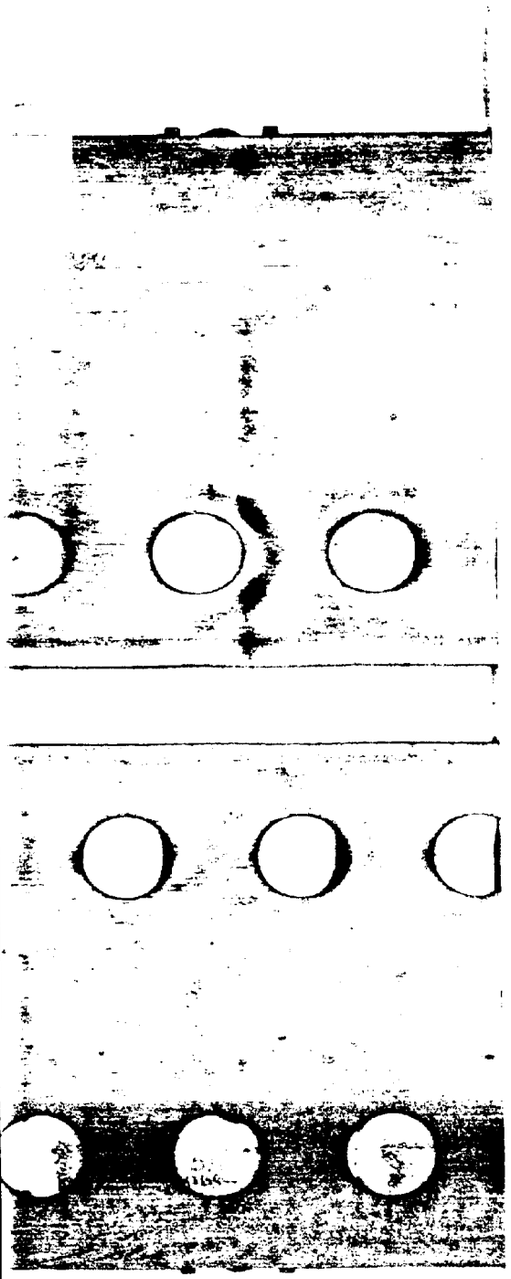
3-11-91

7.23688

IDENTIFICATION

SEP 30 11 24 AM '88

FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7666 PAGE 53

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

CAMT 225000.00
CON TX 742.50
PRFEE 0.50
TDEED 12.00
ERR CO
TDEED 12.00-
WREEN 12.00
TOTAL 755.00
CHECK 755.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/88 01 11:26 0001 2547

7.2368

IDENTIFICATION REFERENCE

SEP 30 11 24 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 139485