STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

BOOK 7845 PAGE 1

R. Farnsworth
Affiant

Subscribed and sworn to before me, this 19th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 10-12-89

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Printers Press, Inc. 2213 Bandywood Drive Nashville, TN 37215	SAME	117-14-161 7DA 48980

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS ANDERSON BECKER, FRANK HENRY BECKER AND DONNA LUCILLE BECKER HOLLAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PRINTERS PRESS, INCORPORATED,** a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Becker Commercial Subdivision, Section 1, as of record in Plat Book 4350, page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Thomas Anderson Becker, Frank Henry Becker and Donna Lucille Becker Holland by deed from Louise N. Becker, a widow, of record in Book 4503, page 395, Register's Office for said County, and by deed of record in Book 4575, page 512, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of any of the grantors.

This conveyance is made subject to:

1. 1989 taxes, a lien not yet due and payable, all of which have been assumed by the Grantee.

2. Matters shown on the Plan of record in Book 4350, page 77, Register's Office for said County.

3. Subject to the terms and conditions of a Lease dated June 1, 1972 by and between Thomas A. Becker, Frank H. Becker and Donna Becker Holland ("Lessors") and John E. Loiseau ("Lessee") of record in Book 4624, page 343, Register's Office for said County. Addendum to Lease dated May 15, 1973 by and between Thomas A. Becker, Frank H. Becker and Donna Becker Holland ("Lessors") and John E. Loiseau and Irwin T. Sain ("Lessees") of record in Book 4714, page 423, said Register's Office, and subsequently acquired by Frank G. Erwin, Jr., and Thomas W. Moon, a partnership d/b/a The 2034 Building by unrecorded assignment; Leasehold Estate now vested in George W. Kirk by Assignment of Lease dated May 14, 1979 from Frank G. Erwin, Jr., and Thomas W. Moon, a partnership d/b/a 2034 Building ("Assignors") of record in Book 5435, page 585, said Register's Office, and by Assignment of Lease dated May 14, 1979 by and between Green Hills Liquor and Wines, a partnership composed of Frank G. Erwin, Jr., and Thomas W. Moon ("Assignors") and George W. Kirk ("Assignee") of record in Book 5435, page 587, said Register's Office, and by Assignment of Lease dated May 14, 1979 by and between Thomas W. Moon and Frank G. Erwin, Jr., partners d/b/a The Green Hills Liquor Store ("Assignors") and George W. Kirk ("Assignee") of record in Book 5435, page 599, Register's Office for said County.

This is improved property, known as 2034 (House Number) Richard Jones Road (Street)

Nashville, TN 37215

(P. O. Box) (City or Town) (Postal Zip)

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 we do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

34373

RECEIVED FOR RECORD
Mar 19 11 01 AM '89

WITNESS our hands this 19th day of May, 1989.

Thomas Anderson Becker
Thomas Anderson Becker

Frank H Becker
Frank Henry Becker

Donna Lucille Becker Holland
Donna Lucille Becker Holland

By: Thomas A. Becker
Thomas A. Becker, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS ANDERSON BECKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK HENRY BECKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS A. BECKER** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is attorney-in-fact of the maker, Donna Lucille Becker Holland (also known as Donna B. Holland) and is authorized by the maker to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of May, 1989.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

7893 05/19 0101 03CHECK 339.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7845 PAGE 4

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 100000.00
				CON TX 330.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 339.50
				CHECK 339.50
05/19/89	01			11:03 0001 7893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34373

IDENTIFICATION REFERENCE

MAY 19 11 01 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 211238

MCGREGOR