GENERAL WARRANTY DEED

FROM: Al-Haddad Properties and Management Group, a Tennessee general partnership, Grantor
TO: Midwest Folding Products Sales Corp., an Illinois corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Midwest Folding Products Sales Corp. PO Box 606 Dickson, Tenn 37055	SAME	104-6-30
		Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Million One Hundred Sixty Thousand Dollars ($2,160,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of September, 1989.

Notary Public

My Commission Expires: 3-3-92

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Al-Haddad Properties and Management Group, a Tennessee general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Midwest Folding Products Sales Corp., an Illinois corporation, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Beginning at a point in the northerly margin of Park Roadway, at the common corner of lots 1-A and 2-A, as shown on the Plan of record in Book 421, pages 82 and 83, said Register's Office; thence in a northerly direction, along the dividing line between said lots, 200 feet to a point in the southerly margin of West End Circle; thence westerly along the southerly margin of West End Circle 100 feet to the

southeast corner of West End Circle and 33rd Avenue North; thence along the easterly margin of 33rd Avenue North, southerly 155.5 feet to a concrete monument at the beginning of a curve; thence around said curve 72.8 feet to a concrete monument in the northerly margin of Park Roadway; thence along the northerly margin of the same, easterly 55.5 feet to the point of beginning. Together with all its right, title and interest in and to the Park strip in front of said lot and subject to such rights in and to said park strip as shown on said plan and as set out in deed from T.J. Hays, Trustee, to Elizabeth Escott Hardison, of record in Book 372, page 22, said Register's Office. Said property is the same property described in a survey by Barge, Waggoner, Sumner & Cannon dated October 12, 1983, file number 8590.

Being the same property conveyed to Grantor by deed from The Saar Foundation, Inc. of record in Book 7941, page 1167, said Register's Office.

This is improved property, known as The Westpark Building, 3212 West End Avenue, Nashville, Tennessee 37203, referred to herein as the Property.

Grantor also quitclaims to Grantee all right, title and interest Grantor has in and to the lawns and parks lying between the property and West End Avenue.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes which have been prorated.

2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 421, pages 82 and 83, said Register's Office.

3. Declaration of Restrictions of Acklen Park Lawn Association of record in Book 7358, page 1, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease Agreement of record in Book 7376, page 482, said Register's Office.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property, and the same is unencumbered and unrestricted except as specifically set out above.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever excepting those matters specifically set out above.

Witness the hand of Grantor this 18 day of September, 1989.

AL-HADDAD PROPERTIES AND MANAGEMENT GROUP, a Tennessee general partnership

By: Sahib Al-Haddad

Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6013 09/19 0101 03CHECK 7138.00

Before me, Nancy Orndorff, a Notary Public of said County and State, personally appeared Sahib Al-Haddad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Al-Haddad Properties and Management Group, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at Office in Nashville, this 18th day of September, 1989.

Nancy Orndorff
Notary Public

NANCY ORNDORFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-3-92

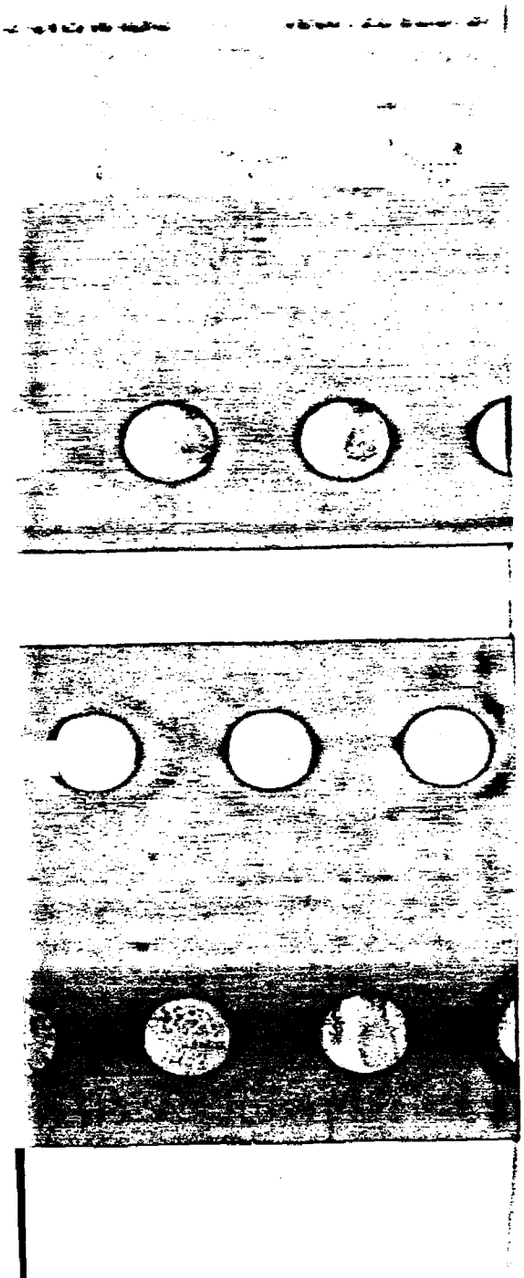
6.7.2.3.8.

IDENTIFICATION REFERENCE

SEP 19 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6088R/09-14-89



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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 174

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 2160000.00
CON TX 7128.00
PRFEE 1.00
WDEED 9.00
TOTAL 7139.00
CHECK 7138.00

09/19/89 01 09:38 0001 6013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.23 8.

IDENTIFICATION REFERENCE

SEP 19 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249991