Box 18 KGK

#35496

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CKW)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 8269 PAGE 856

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Arcata Graphics Baird Ward, Inc. P.O. Box 539 Nashville, TN 37202	Same	Map 118-15 Parcel 7

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by these presents does hereby quitclaim and convey unto Arcata Graphics Baird Ward, Inc. (formerly Baird-Ward Printing Company, Inc.), its successors and assigns, all its right, title and interest in and to the property described on EXHIBIT A attached hereto.

Being the same property conveyed to grantor by deeds of record in Book 4201, page 181, and Book 4201, page 188, said Register's Office.

This is a 12 acre tract located on Powell Avenue in Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of Dec, 1990.

THE INDUSTRIAL DEVELOPMENT BOARD OF
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: _____
Title: CHAIRMAN

83729

IDENTIF. REFERENCE

JAN 4 3 10 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM E. M. OSMOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the CHAIRMAN of The Industrial Development Board of Nashville and Davidson County, the within named bargainor, a corporation, and that he as such CHAIRMAN executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as CHAIRMAN

WITNESS my hand and seal, at office in NASHVILLE, TENNESSEE, County, Tennessee, this 11th day of Dec., 1990.

Bobby Dean Davis
Notary Public

My Commission Expires:

11-23-1993

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $[redacted].

[redacted]
Affiant

Subscribed and sworn to before me this 4 day of January, 1991.

Notary Public

My Commission Expires:

5/8/91

2800 01/04 0101 03CHECK 297.10

A tract of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Winn Bros. Engineering Co., June, 1956, as follows:

Beginning at a railroad spike in the center of Powell Avenue at a point 1493.85 feet in a generally southerly direction from the point of intersection of the centerline of Thompson Lane and Powell Avenue being the southeast corner of the property conveyed to the Sunday School Board of the Southern Baptist Convention by deed from Tennessee Development Co. of record in book 1814, page 533, Register's Office for said county; thence with their southerly line South 57 degrees 32' West 650.37 feet to an iron pipe in fence in the east "usage line" of the L & N R.R. Co. said east "usage line" being a line 33 feet East of and parallel to the centerline of the north-bound main tract of said L & N R.R.; thence with said east "usage line" of said R.R. South 32 degrees 23' East 831.75 feet to an iron pipe thence North 57 degrees 29' east 637.57 feet to an iron pipe in the centerline of Powell Avenue; thence North 42 degrees 15' West a distance of 44.0 feet to a point in the centerline of Powell Avenue; thence with the center of Powell Avenue along a 3 degree 56' curve to the right having a radius of 1457.57 feet the chord of which bears North 38 degrees 02' West a distance of 214.46 feet to a point of tangency in the center of said Avenue, continuing along a 3 degree 56' curve to the right having a radius of 1457.57 feet the chord of which bears North 30 degrees 36' West a distance of 163.08 feet to a point of tangency in the center of said Avenue, continuing with the center of said Avenue North 27 degrees 24' West a distance of 413.95 feet to the point of beginning containing 12 acres, more or less.

Included in the above description but specifically excluded from this conveyance is the below described Right-of-Way tract .

RIGHT-OF-WAY: Beginning at a point, said point being on the existing westerly margin of Powell Avenue and the common corner of Tracts 118-11-164 and 118-15-7; thence along the said margin of Powell Avenue S24°03'57"E, 450.72 feet to a point; said point being the beginning of a curve to the left with a radius of 1757.40 feet; thence along the curve 366.68 feet to a point, said point being the end of curve; thence continuing along the said existing margin S38°28'52"E, 15.77 feet to a point, said point being the intersection of the westerly margin of Powell Avenue and the northerly margin of Powell Place; thence along the northerly margin of Powell Place S61°01'41"W, 25.35 feet to a point; thence along the new westerly margin of Powell Avenue N38°28'52"E, 11.59 feet to a point, said point being the beginning of a curve to the right with radius of 1482.40 feet; thence along the said curve 372.96 feet to a point, said point being the end of said curve; thence along a line, the new westerly margin, N24°03'57"W, 448.64 feet to a point, said point being on the common line between Tracts 118-15-7 and 118-11-164; thence along the said common line S61°10'48"W, 25.09 feet to the beginning point containing 20,830 square feet (0.48 acres), more or less.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8269 PAGE 859

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 87000.00
				CON TX 287.10
				PRFEE 1.00
				TDEED 9.00
				ERR CO
				TDEED 9.00-
				WDEED 9.00
				TOTAL 297.10
				CHECK 297.10
		01/04/91	01	15:09 0001 2800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83729

IDENTIF. REFERENCE

JAN 4 3 10 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 386704