ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DOUGLAS PRINTING COMPANY, INC.	SECURITY FEDERAL SAVINGS AND LOAN	118-8-178
2601 WINFORD AVENUE 2528 EUGUNIA AVENUE (NAME)	P. O. BOX 305171 (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37211	NASHVILLE, TN. 37230-5171	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 8303 PAGE 268

For and in consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100----------DOLLARS

Cash in hand paid by DOUGLAS PRINTING COMPANY, INC., and other good and valuable consideration, the receipt of which is hereby acknowledged.

0795 03/04 0101 03CHECK 1409.50

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS PRINTING COMPANY, INC.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the First, formerly the Sixth, Civil District of Davidson County, Tennessee,

Being Lot One on the Plan of Thompson and Rings Subdivision as of record in Book 5190, page 319, said Register's Office, and being bounded on the east by Winford Avenue and on the west by Eugenia Avenue, and being more fully described as follows:

Beginning at a concrete monument on the westerly right-of-way line of Winford Avenue, 400 feet, more or less, north of Cruzen Street, said monument also being the northeast corner of Lot 205, Thompson and Rings Subdivision as of record in Book 332, page 29, said Register's Office, and proceeding as follows:

N 89° 00' 00" W, 150.00 feet; thence N 1° 00' 00" E 50.00 feet; thence N 89° 00' 00" W 15.00 feet; thence S 1° 00' 00" W 50.00 feet; thence N 89° 00' 00" W 164.78 feet to a concrete monument on the easterly right-of-way of Eugenia Avenue; thence Northwestwardly with a 746.08 foot radius curve to the left 113.66 feet to an iron pin; thence N 70° 47' 45" E 118.03 feet; thence S 89° 00' 00" E 250.00 feet to an iron pin on the westerly right-of-way line of Winford Avenue; thence, with said line S 1° 00' 00" W 150.00 feet to the point of beginning and containing 1.131 acres.

Being the property conveyed to Security Federal Savings and Loan Association of Nashville by Deed of Record in Book 8287, page 776, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING MATTERS:

1. Easement to Metropolitan Government of Nashville and Davidson County in Book 4586, page 499.
2. Matters shown on Plat recorded in Book 5190, page 319, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2528 Eugenia Avenue (House Number) (Street)

Nashville, Tennessee (P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of February, 19 91.

SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

BY: F M Puryear

F. M. PURYEAR, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8303 PAGE 269

Personally appeared before me, the undersigned, a Notary Public of said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at Office in _____, this _____ day of _____, 19____

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared F. M. Puryear with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of the Security Federal Savings and and Loan Association of Nashville, the within bargainor, a corporation, and that he as such 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 seal, at office in Nashville, Tennessee, this 28th day of February, 1991

Patricia V. Davis
NOTARY PUBLIC

My Commission Expires: 10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 425,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Gilbert Douglas

Sworn to and subscribed before me
this 28th day of February, 1991.

My commission expires: 3-13-94 Notary Public Eleanna Carpenter

This instrument was prepared by:
UNION TITLE COMPANY, INC., 616 Marriott Drive, Nashville, Tn. 37229
Name Address

IDENTIFICATION REFERENCE 96770
FILED 3:38 PM MAR 4 1991
DAVIDSON COUNTY, TN.

WARRANTY DEED

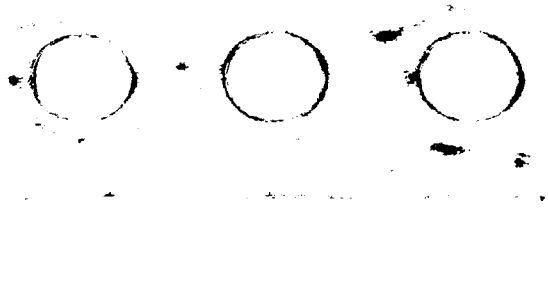
FROM
SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

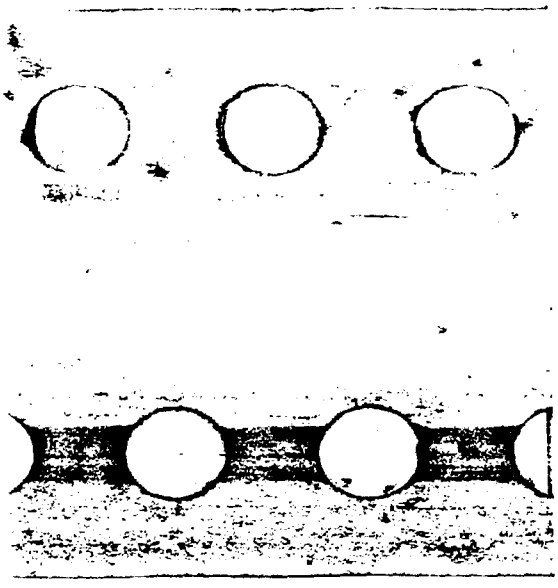
TO
DOUGLAS PRINTING COMPANY, INC.

UNION TITLE COMPANY, INC
616 Marriott Drive
P.O. Box 292574
Nashville, Tennessee 37229-2574
(615) 889-3191

THIS INSTRUMENT WAS PREPARED BY:







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 250

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 425000.00
CON TX 1402.50
PRFEE 1.00
WDEED 6.00
TOTAL 1409.50
CHECK 1409.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/04/91 01 15:40 0001 0795

9677U

IDENTIF. REFERENCE

MAR 4 3 38 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 401626