File Box 16 (DBS)

BOOK 8447 PAGE 967

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
Attorneys At Law
1700 Nashville City Center
Post Office Box 2866
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Publisher's Outlet, Inc. 211 Whitsett Road Nashville, Tennessee 37210	SAME	119-10-234 06DA-34485

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WHITSETT ROAD PARTNERSHIP, a Tennessee general partnership composed of William J. Dodd, C. Wayne Oakes, Ronald Dean Coker and Claudia Coker, such partners being the sole and only partners of Whitsett Road Partnership** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **PUBLISHER'S OUTLET, INC., a Tennessee corporation** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot No. 1 on the Plan of Whitsett Park, Section 5, as of record in Book 6250, page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Whitsett Road Partnership, a Tennessee general partnership by deed from Calvin L. Tate, of record in Book 7421, page 429, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 211 Whitsett Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for easements of record in Book 4735, page 779 and in Book 7535, page 490 and matters set forth on the plan of record in Book 6250, page 342, Register's Office for Davidson County, Tennessee, and 1991 real estate taxes, which are to be prorated.

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GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 20th day of September, 1991.

GRANTOR:

WHITSETT ROAD PARTNERSHIP

BY: William J. Dodd
William J. Dodd, Partner

BY: C. Wayne Oakes
C. Wayne Oakes, Partner

BY: Ronald Dean Coker
Ronald Dean Coker, Partner

BY: Claudia Coker
Claudia Coker, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, a Notary Public for the state and county aforesaid, William J. Dodd, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Whitsett Road Partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 20th day of September, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires:
5/20/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, a Notary Public for the state and county aforesaid, C. Wayne Oakes, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Whitsett Road Partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 20th day of September, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires:

5/20/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, a Notary Public for the state and county aforesaid, Ronald Dean Coker, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of Whitsett Road Partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 20th day of September, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires:

5/20/92

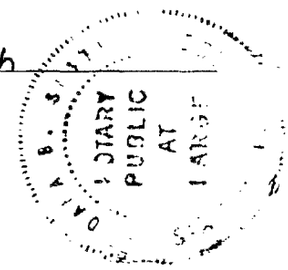
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, a Notary Public for the state and county aforesaid, Claudia Coker, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Partner of Whitsett Road Partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 20th day of September, 1991.

Dana B. Smith
NOTARY PUBLIC



My Commission Expires:

5/20/92

STATE OF TENNESSEE

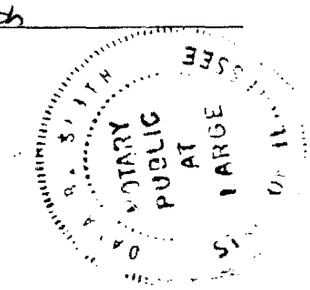
COUNTY OF DAVIDSON

The actual consideration for the transfer or value of the property transferred, whichever is greater, is $608,000.00.

Claudia Cohen
AFFIANT

Sworn to and subscribed before me on this 20th day of September, 1991.

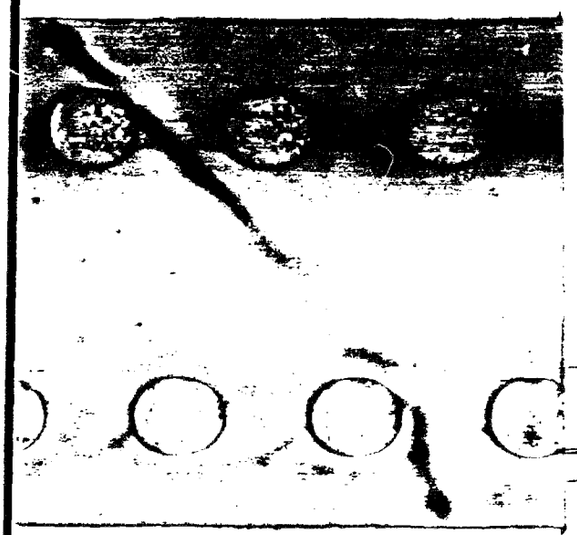
Dana B. Smith
NOTARY PUBLIC

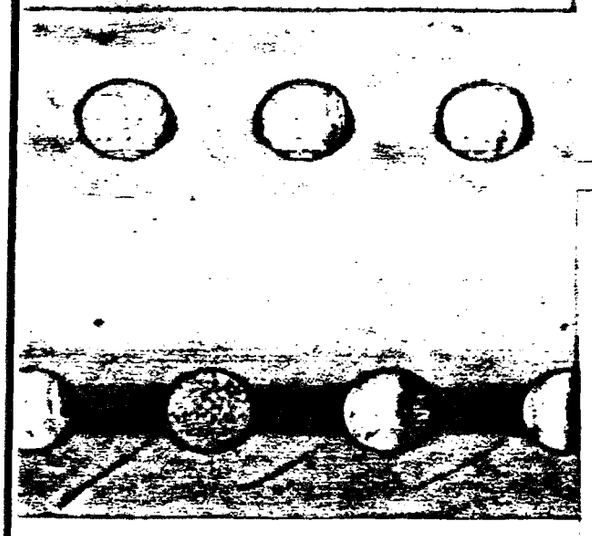


My Commission Expires:

5/20/92

3155 09/23 0101 03CHECK 2262.60





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

RECEIVED OF _____

FOR _____

BOOK 8447 PAGE 971

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	608000.00
			CON TX	2249.60
			PRFEE	1.00
			MDEED	12.00
			TOTAL	2262.60
			CHECK	2262.60
09/23/91	01		11:19 0001	315[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

SEP 23 11 16 AM '91

No. 461362