FORM NO. WD-1

BOOK 8597 PAGE 701

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000

Susan M Gerard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April 19 92

Earl J Porter Jr
Notary Public

MY COMMISSION EXPIRES: 1-2-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EARL J. PORTER, JR., ATTY., P. O. BOX 3348, NASHVILLE, TN 37219-0348
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
NASHVILLE INSTAPRINT, INC. (NAME)	NationsBank (NAME)	93-12-54
418 Second Avenue South (STREET ADDRESS OR ROUTE NUMBER)	3401 WEST END AVE, SUITE 118 (STREET ADDRESS)	93-12-55 93-12-56 93-12-57
Nashville, TN 37201 (CITY) (STATE) (P.O. ZIP)	NASH TN. 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DON JOHNSON and wife, LAURA JANE JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NASHVILLE INSTAPRINT, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Hermitage Avenue, formerly Fillmore Street, and runs back between parallel lines, with the westerly margin of Hamlet Street, 175 feet, more or less, to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Pageot's Fairfield Village, as of record in Book 21, page 82, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of Hermitage Avenue and runs back between parallel lines 170 feet, more or less, to an alley.

Tract III: Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Plan of Pageot's Plan of Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 13 and 14 front together 100 feet on the northerly side of Hermitage Avenue, formerly Fillmore Street, and extend back between parallel lines 170 feet to an alley.

Being the same property conveyed to Don Johnson and wife, Laura Jane Johnson, by deed from Felix C. Robb and Virginia L. Robb of record in Book 7135, page 685, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 266 through 274 Hermitage Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (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 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. Wherever 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 9th day of April, 19 92

Don Johnson
DON JOHNSON

Laura Jane Johnson
LAURA JANE JOHNSON

STATE OF TENNESSEE }
Davidson County }

BOOK 8597 PAGE 702

Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named DON JOHNSON and wife, LAURA JANE JOHNSON

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of April, 19 92.

Commission Expires 1-22-95

Earl J. Porter, Jr. Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ 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 _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DON JOHNSON and wife,

LAURA JANE JOHNSON

TO

NASHVILLE INSTAPRINT, INC.

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 3348
Nashville, TN 37219-0348
(615)244-2070

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0 0 3 4 4

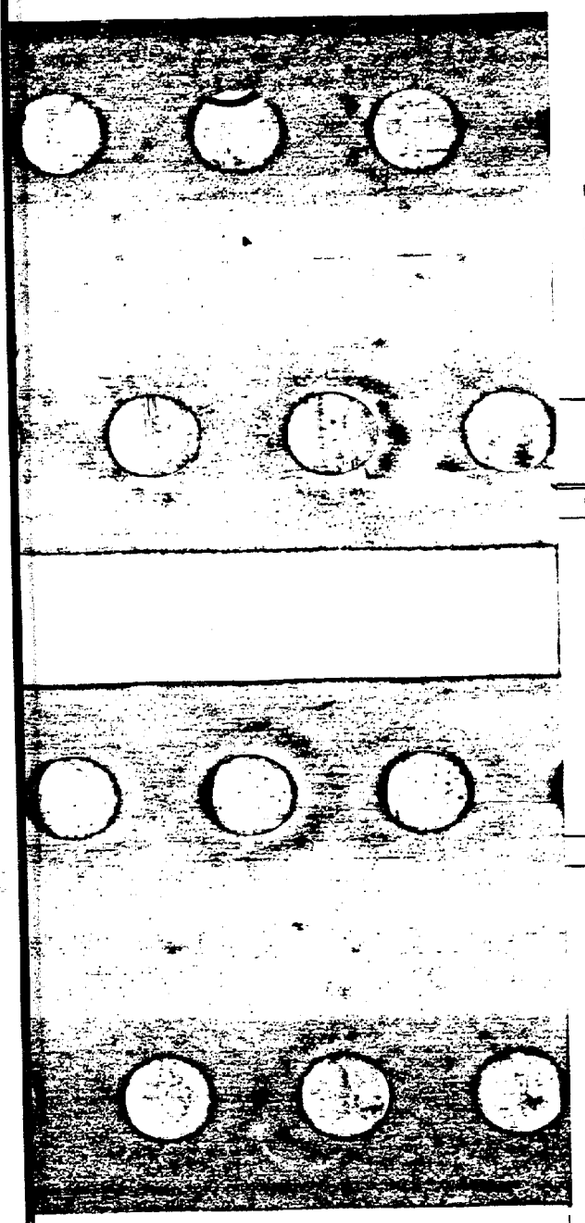
IDENTIFICATION REFERENCE

APR 9 11 33 AM '92

DAVIDSON COUNTY, TN

PICK-UP

9013 04/09 0101 03CHECK 303.00



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

RECEIVED OF _____

FOR _____

BOOK 8597 PAGE 703

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 6.00
TOTAL 303.00
CHECK 303.00

04/09/92 01 11:37 0001 9013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00344

IDENTIFICATION REFERENCE

APR 9 11 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 519891