THIS INSTRUMENT PREPARED BY:
CHERNAU, MILAM & WEISS, P.C.
424 CHURCH STREET, SUITE 1350
NASHVILLE, TN 37219

FILE IN BOX #14
MAP 060
PARCEL 103

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8676 PAGE 508

The actual consideration or value, whichever is greater, for this transfer is $218,900.00.

Affiant

Subscribed and sworn to before me this the 10th day of July, 1992.

My Commission Expires: 7/24/93

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:

ADDRESS NEW OWNER(S) AS FOLLOWS:
American Envelope Company

222 North LaSalle Street, 10th Floor

Chicago, IL 60601-1086

SEND TAX BILLS TO:
Same

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLES W. HAWKINS, III, TRUSTEE**, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **AMERICAN ENVELOPE COMPANY, an Illinois corporation**, hereinafter called the "Grantee", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being Lot 6B of the Resubdivision of Brick Church Business Park, Phase 2, as of record in Plat Book 8250, page 115, Register's Office for Davidson County, Tennessee, and being bounded on the North by Lot 5 of Brick Church Business Park, the South terminus of Aldrich Lane and by Parkwood Community Club, on the East by the West right-of-way line of Brick Church Park Drive, on the South by Lot 6A of the Resubdivision of Lot 6 and on the West by Metro Government and being more particularly described as follows:

Beginning at a point on the West right-of-way line of Brick Church Park Drive at a common corner of Lot 5, Brick church Business Park, Phase 2;

Thence with the West right-of-way line of Brick Church Park Drive along a curve to the left, the radius of which is 310.00 feet, the central angle of which is 40° 00' 53", a chord of South 24° 58' 11" West, 212.13 feet along an arc length of 216.50 feet to a point;

Thence South 04° 57' 41" West, 186.15 feet to a point at a common corner with Lot 6A;

Thence leaving the West right-of-way line of Brick Church Park Drive and with Lot 6A, North 85° 02' 19" West, 103.99 feet to a point;

Thence North 81° 32' 19" West, 245.67 feet to a point in the line of Metro Government;

Thence with Metro Government North 04° 57' 41" East, 446.34 feet to a point in the South line of Parkwood Community Club;

Thence with Parkwood Community Club and Aldrich Lane North 85° 45' 10" East, 281.41 feet to a point at a common corner with Lot 5;

Thence with Lot 5 South 45° 01' 23" East, 188.01 feet to the point of beginning.

Containing 173,369 square feet (3.980 acres more or less).

Being part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation, and Robert F. Lance and wife, Lyde C. Lance of record in Book 7265, page 969, Register's Office for Davidson County, Tennessee.

The above description is taken from the plat of the Resubdivision of Lot 6, Brick Church Business Park, Phase 2, prepared by R. Scot Cherry, R.L.S. TN No. 1512, 700 Craighead Street, Suite 305, Nashville, TN 37204, dated June 4, 1992.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit "A" hereto entitled "Permitted Encumbrances"; and Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10th day of July, 1992.

Charles W. Hawkins III Trustee

CHARLES W. HAWKINS, III, TRUSTEE

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Charles W. Hawkins, III, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1992.

My Commission Expires: 7/24/93

John T. Cook

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY.324

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. 1992 real property taxes, which have been prorated by the parties and are assumed by the Grantee.

2. The Plan of Record in Book 8250, page 115, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate and certain easements and setback lines.

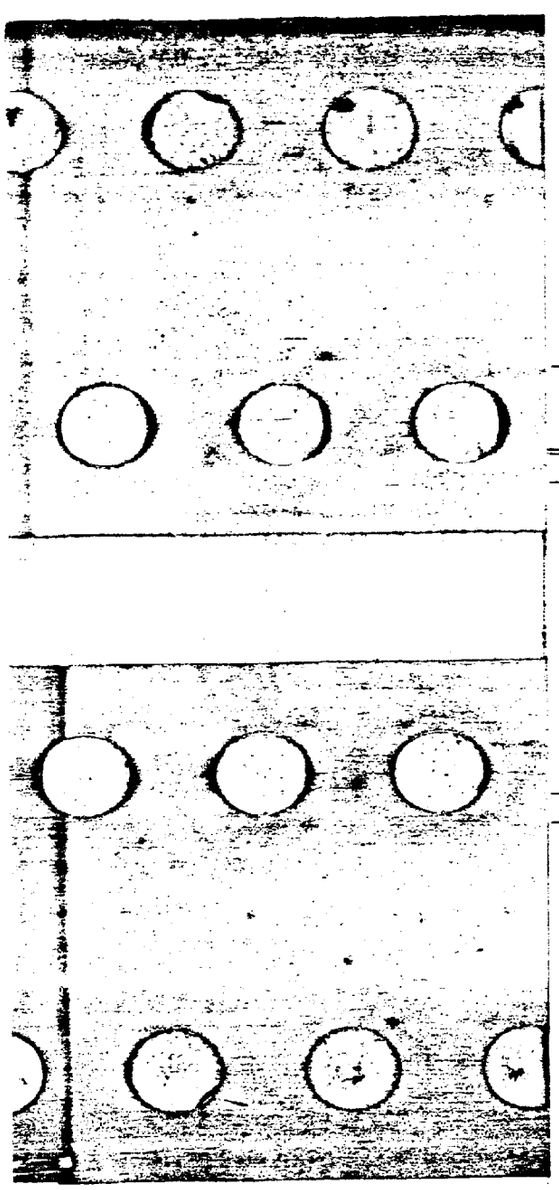
3. Restrictive Covenants contained in an instrument of record in Book 8255, page 536, Register's Office for Davidson County, Tennessee.

4. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, as to water mains, sewer mains, etc., to serve Brick Church Business Park, as of record in Book 7893, page 459, Book 8127, page 848 and Book 8127, page 897, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 8183, page 566, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES.324

2 7 7 4 1
IDENTIF. TREFERENCE
JUL 15 3 24 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
5740 07/15 1101 03CHECK 822.93



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

RECEIVED OF _____

FOR _____

BOOK 8676 PAGE 511

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	218900.00
			CON TX	809.93
			PRFEE	1.00
			WDEED	12.00
			TOTAL	822.93
			CHECK	822.93
07/15/92	01		15:24 0001	5740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.7.4.1

IDENTIF. REFERENCE

JUL 15 3 24 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550479