ADDRESS NEW OWNER:
Douglas Printing, Inc.
2601 Winford Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
same

Map - Parcel:

118-8 Pt. of Par.
206,207 & 238

This instrument prepared by
or under the direction of:
William C. Basney
Senior Counsel
Attorney for Grantor
Business Address:
500 Water Street
Jacksonville, Florida 32202

47037-055-999-MAS
JA43\KB0811N2.93P

BOOK 9060 PAGE 86

THIS DEED, made this 18th day of August, 1993, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and DOUGLAS PRINTING, INC., a Tennessee corporation, whose mailing address is 2601 Winford Avenue, Nashville, Tennessee 37211, hereinafter called "Grantee", and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee as hereinafter provided, WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of TWENTY-FIVE THOUSAND FIVE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($25,575.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, that certain tract or parcel of land situate, lying and being at or near Nashville, Davidson County, State of Tennessee, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 0.260 of an acre, more or less.

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the said Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, in fee simple forever.

Grantor hereby WARRANTS that: (a) Grantor is seized of the Premises in fee simple; (b) SUBJECT TO reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, the Premises are free from encumbrances; (c) Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor; (d) Grantor will execute such other and further assurances of the same as may be required.

Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails, or any part hereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Grantee assumes all liability and responsibility respecting fences, railings or guard rails, or the absence thereof.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns, shall maintain the existing drainage on the Premises in such a manner as to not impair adjacent railroad right-of-way drainage and to not redirect or increase the quantity or velocity of surface water runoff or any streams into said Grantor's drainage system or upon the right-of-way or other lands and facilities of Grantor. If said Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon said right-of-way or upon other adjacent lands and facilities of Grantor.

Said covenant(s) shall run with title to Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

AND THIS DEED FURTHER WITNESSETH that United States Trust Company of New York, Trustee under the former Louisville and Nashville Railroad Company's First and Refunding Mortgage dated August 1, 1921, as supplemented, has executed this deed for the sole purpose of releasing and does hereby release all estate, right, title, lien and interest of the Trustee under said Mortgage, in and to the property herein conveyed, or in and to the estate, right, title and interest herein quitclaimed, pursuant to the provisions of Section 1 of Article Ten of said Mortgage. This release is subject to any and all the same rights, reservations, exceptions, limitations and agreements herein specified on behalf of the Grantor, and is without covenant or warranty, express or implied, and without recourse against said Trustee in any event, and recitals of fact herein are to be taken only as recitals of Grantor and not of Trustee. Said Deed of Trust is of record in Book 592, page 1, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC. and UNITED STATES TRUST COMPANY OF NEW YORK, (as the aforesaid Trustee), pursuant to due corporate authority, have caused their names to be signed hereto by their officers hereunto duly authorized and their corporate seals, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

Lisa M. Kern

Lisa M. Kern

Robert L. Whealton

Robert L. Whealton

CSX TRANSPORTATION, INC.:

By Gerald L. Nichols

Senior Vice President
Gerald L. Nichols

Attest Lynne B. Klope (SEAL)

Assistant Secretary
LYNNE B. KLOPE

Signed, sealed and delivered
in the presence of:

B. Eising

B. Eising

Patricia Stermer

Patricia Stermer

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid:

By Cynthia Chaney

ASSISTANT VICE PRESIDENT
Cynthia Chaney

Attest

ASSISTANT SECRETARY
Thomas McCutcheon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $25,575.00.

Affiant

Subscribed and sworn to before me this the 26th day of August, 1993.

Notary Public

My Commission expires: 1/22/95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Robert L. Whealton, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Gerald L. Nichols, (✓) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: he resides in Jacksonville, Duval County, Florida; he is Senior Vice President, of CSX Transportation, Inc., the corporation described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; he signed his name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 18th day of August, 1993.

My commission expires on:

NOTARY PUBLIC, State of Florida
My commission expires Nov. 17, 1993
Bonded thru Agent's Notary Brokerage

Notary Public Robert L. Whealton (SEAL)
Print Name: Robert L. Whealton

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

Personally appeared before me, ROBERT E. PATTERSON III, a Notary Public of the State and County aforesaid, CYNTHIA CHANEY and THOMAS McCUTCHEON with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by CYNTHIA CHANEY, as its ASSISTANT VICE PRESIDENT and attesting the same by THOMAS McCUTCHEON, as its ASSISTANT SECRETARY, and affixing the corporate seal thereto.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 19TH day of August, 1993.

My commission expires on:

ROBERT E. PATTERSON III
NOTARY PUBLIC, State of New York
No. 4784543
Qualified in Suffolk County
Commission Expires October 31, 1993

Notary Public (SEAL)

EXHIBIT A

Description of property at: Nashville, Tennessee
To: Douglas Printing, Inc.
CSXT Deed File No.: 47037-055-999-MAS

Beginning at an iron pin set on the westerly right of way of Crozen Street, said pin also being on the northerly right of way of a railroad spur line serving the Shoney's Inc. Distribution Center to the west, and also being N 42°50' W 531.00' from L&N Railroad Milepost 189, thence

along the northerly right of way of said railroad spur and with a curve to the right having a central angle of 34°32'36", a radius of 334.27', and a chord of S 48°44'38" W 198.49' to an iron pin set on said railroad spur right of way and also on the easterly margin of Alley No. 1838, said pin being the southwest corner of the tract herein described, thence along the westerly margin of said 15' Alley N 00°37'40" E 126.43' to an iron pin set, the northwest corner of the tract herein described, thence

leaving the margin of Alley No. 1838 and along the southerly boundary of the E.C. Pigg property as recorded in deed book 5407 page 142 N88°16'13"E 147.90' to the northeast corner of the herein described tract and the point of beginning, containing 0.260 acre more or less, or 11,345 square feet more or less.

The Premises are shown as Tract II on a print of survey dated March 22, 1990, prepared by Boyd B. Gibbs, R.L.S. No. 1598, 7710 Caney Fork Road, Fairview, Tennessee 37062, incorporated herein by reference.

BEING all or part of the same property acquired from Houston-McCord Realty Company by the Louisville and Nashville Railroad Company, by deed dated December 28, 1922, recorded among the Public Land Records of Davidson County, Tennessee in Deed Book 615, Page 48.

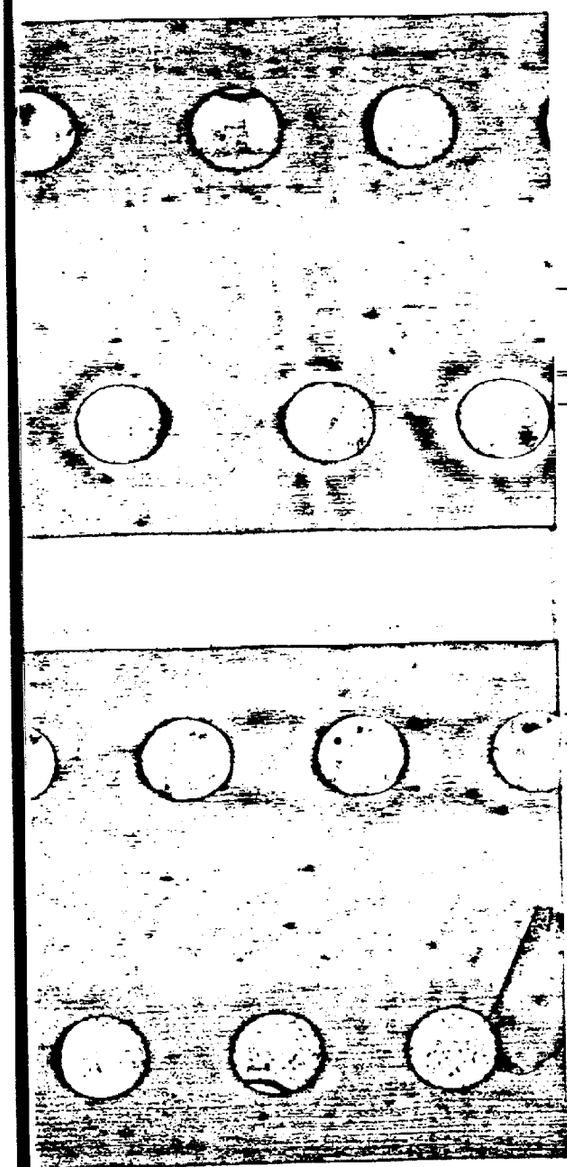
On December 29, 1982 the Louisville and Nashville Railroad Company merged into Seaboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seaboard System Railroad, Inc. On July 1, 1986, Seaboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

4711 08/27 0101 03CHECK 11[illegible].72

93/08/27 [illegible]

56556
IDENTIF. → REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 9060 PAGE 91

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	25575.00
CON TX	94.72
PRFEE	1.00
TDEED	20.00
M RELS	4.00
TOTAL	119.72
CHECK	119.72

08/27/93 01 [illegible] 0001 4711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56556
IDENTIF. ↑ REFERENCE

93 AUG 27 AM 11:26
REGISTER
DAVIDSON COUNTY, TN

No. 691002