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

SEND TAX BILLS TO:
same

MAP - PARCEL

118-8 - 207, 208
& pt. of 239

Rec'd

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

47037-055-999-MAS
JA43\KB0811N1.93P

BOOK 9060 PAGE 92

THIS DEED, made this 18th day of August, 1993, between L&N INVESTMENT CORPORATION, a Delaware corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and DOUGLAS PRINTING, INC., a _____ corporation, whose mailing address is 2601 Winford Avenue, Nashville, Tennessee 37211, hereinafter called "Grantee", 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 FORTY-NINE THOUSAND FOUR HUNDRED TWENTY-FIVE AND NO/100 DOLLARS ($49,425.00), 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, County of Davidson, State of Tennessee, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 0.504 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, exceptions, 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 of CSX Transportation, Inc., 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.

IN WITNESS WHEREOF, L&N INVESTMENT CORPORATION, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

Una M Kaun
Una M. Kaun

Robert L Whealton
Robert L. Whealton

L&N INVESTMENT CORPORATION:

By Gerald L. Nichols
Senior Vice President
Gerald L. Nichols

Attest Lynne B. Klope (SEAL)
Assistant Secretary
Lynne B. KLOPE

CSX TRANSPORTATION, INC. 1974

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

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

BOOK 9060 PAGE 94

Robert L. Wrealton

I, _____, 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 L&N Investment Corporation, 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:

Robert L Wrealton (SEAL)
Notary Public Robert L. Wrealton
Print Name: _____

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 22, 1995
Commission No. [illegible]
Bonded thru Peterson & Assistant Agency

FILED
93 AUG 27 AM 11:27
RECORDED
IDENTIFICATION REFERENCE
56557

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual Consideration or value, whichever is greater, for this transfer is $49,425.00.

KAY E. JARRINGTON
Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 1/22/95

EXHIBIT A

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

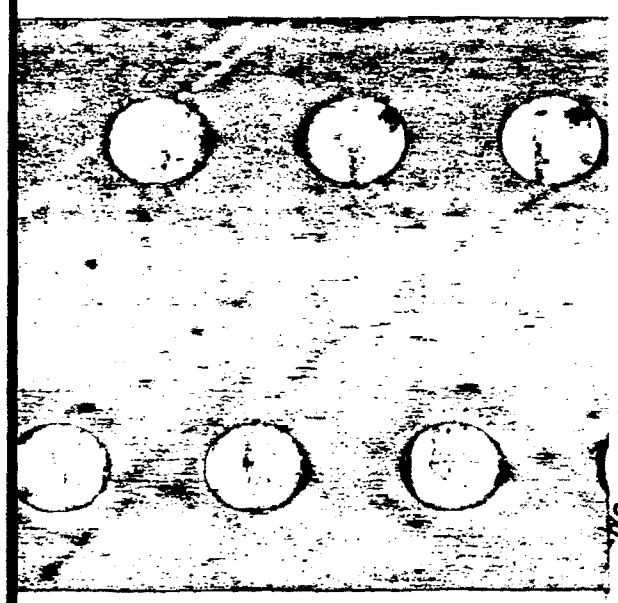
Beginning at an iron pin set in the easterly right of way of Winford Avenue, said pin being the southwesterly corner of the tract herein described and being N 04° 03' E 427.8' from the centerline intersection of Winford Avenue and Cruzen Street, thence
along the easterly right of way of Winford Avenue N 00°37'40" E 150.00' to an iron pin set on said easterly right of way, said pin being the northwesterly corner of the tract herein described, thence
leaving the right of way of Winford Avenue and along the southerly boundary of the Andrews, Pruett, and Middleton property as recorded in deed book 7891 page 46, N 88°16'13" E 150.00' to an iron pin set on the westerly margin of Alley No. 1838, said pin being the northeast corner of the herein described tract, thence
along the westerly right of way of said Alley No. 1838 S 00°37'40" W 132.24' to an iron pin set on said Alley right of way and also on the northerly right of way of a railroad spur line serving the Shoney's Inc. Distribution Center to the west, said pin being 25 from the centerline of said spur track and also being the southeast corner of the herein described tract, thence
leaving the margin of Alley No. 1838 and along the norterly right of way of said railroad spur with a curve to theright having a central angle of 21°51'07", a radius of 334.27', and a chord of S 79°44 14" W 126.72' to an iron pin set on said right of way, thence
continuing along the northerly right of way of said railroad spur N 89°20' 13" W 25.44' to the beginning, containing 0.504 acre more or less, or 21,968 square feet, more or less.

The Premises are shown as Tract I 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 by Houston-McCord Realty Company from Belle Forest Land Company, by deed dated July 11, 1913, recorded among the Public Land Records of Davidson County, Tennessee in Deed Book 436, Page 546.

Effective December 31, 1991 Houston-McCord Realty Company was merged into L&N Investment Corporation.

4712 08/27 0201 03CHECK 199.72



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

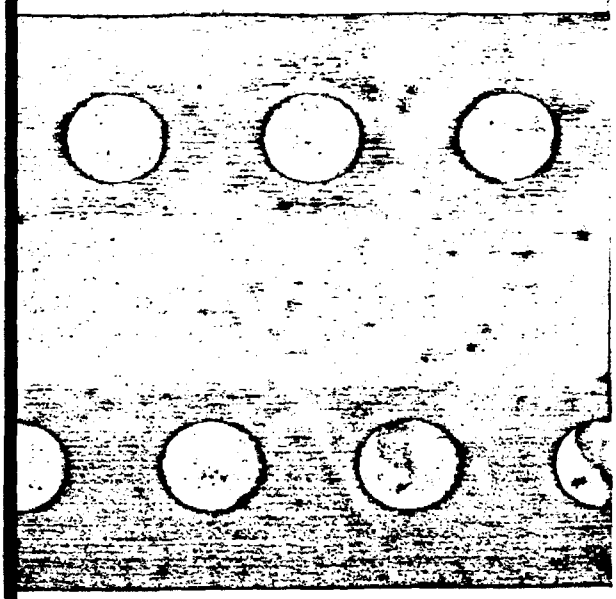
RECEIVED OF _____

FOR _____

BOOK 9060 PAGE 96

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	49425.00
CON TX	182.78
PRFEE	1.00
WDEED	16.00
TOTAL	199.78
CHECK	199.78

08/27/93 01 11:27 0001 4712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56557 Release Deed

93 AUG 27 AM 11:27

No. 691003