BOOK 9173 PAGE 320

LIMITED WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.
C. Davis Bauman 24 Lenox Pointe, NE Atlanta, GA 30324	McQuiddy Office Designers 110 Seventh Avenue North Nashville, TN 37203	93-6-3-28

FOR AND IN CONSIDERATION of the sum of One Thousand and no/100s Dollars ($1,000.00), GAIL KEFAUVER (hereinafter referred to as "Grantor") has bargained and sold and does hereby transfer and convey unto C. DAVIS BAUMAN (hereinafter referred to as "Grantee") and to said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> See real property description attached hereto marked Exhibit "A" and by reference specifically made a part of this document.
>
> This is improved property known as 110 Seventh Avenue North, Nashville, Tennessee 37203.
>
> Said tract and parcel being the same property devised to Grantor under the Will of Paul N. McQuiddy, deceased.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title, and interest belonging to said Grantee, and the Grantee's heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it and that the same is unencumbered to Grantor's best knowledge and belief, except for 1993 taxes, a lien not yet due and payable. Grantor, her successors and assigns, covenants that she will warrant and forever defend her right and title to the above-described real property to said Grantee and her heirs and assigns against the claims of all persons owning,

holding, claiming by, through, or under said Grantee; provided, however, Grantor makes no covenants or warranties with respect to the title of the above-described real property as to the condition of such title prior to the date of Grantor's acquisition of title thereto.

Witness my hand this 4th day of October, 1993.

Gail E. Kefauver
GAIL KEFAUVER

STATE OF CALIFORNIA

COUNTY OF San Mateo

Before me, the undersigned, a Notary Public, in and for the state and county aforesaid, personally appeared GAIL KEFAUVER, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within-named Grantor, an that she executed the foregoing instrument for the purposes therein contained as her own free act and deed.

Witness my hand and seal of office this 4th day of October, 1993.

OFFICIAL NOTARY SEAL
PATRICIA A. PIPER
Notary Public — California
SAN MATEO COUNTY
My Comm Expires JUN 21,1995

Patricia A. Piper
Notary Public
My Commission Expires:

EXHIBIT "A"

Located in the City of Nashville, Davidson County, Tennessee, being an undivided 1.125% interest in an undivided one-seventh (1/7th) interest, said interest being .1607125% of the fee, in and to the following parcel of land: Part of Lot No. One Hundred Twenty Nine (129) on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of Seventh Avenue North, formerly Vine Street, 126 feet northerly from the northerly margin of Broad Street, being the northeast corner of said Avenue, and an alley 11 feet wide; thence with the easterly margin of said Avenue, northerly 69 feet to a stone; thence at right angles easterly 170 feet, more or less, to an alley; thence with said alley southerly 69 feet to the northerly margin of the first mentioned alley; thence with said margin westerly 170 feet, more or less, to the beginning. There is included an equal interest in a certain Lease Agreement with McQuiddy Printing Company, a Tennessee Corporation, covering said real estate, subject to which this instrument is executed.

REFERENCE is made for prior title to Deed to J. C. McQuiddy, of record in Book 564, Page 290, in the Registrar's Office of Davidson County, Tennessee, to which reference is made for a more particular description.

SUBJECT TO the Governmental zoning and subdivision ordinances or regulations in effect thereon.

STATE OF CALIFORNIA

COUNTY OF San Mateo

The actual consideration of this transfer property is One Thousand Dollars ($1,000.00) and no other monetary consideration.

Gail E. Kefauver
GAIL KEFAUVER

SUBSCRIBED AND SWORN to before me this 4th day of October, 1993.

OFFICIAL NOTARY SEAL
PATRICIA A. PIPER
Notary Public — California
SAN MATEO COUNTY
My Comm Expires JUN 21,1995

Patricia A. Piper
Notary Public
My Commission Expires:

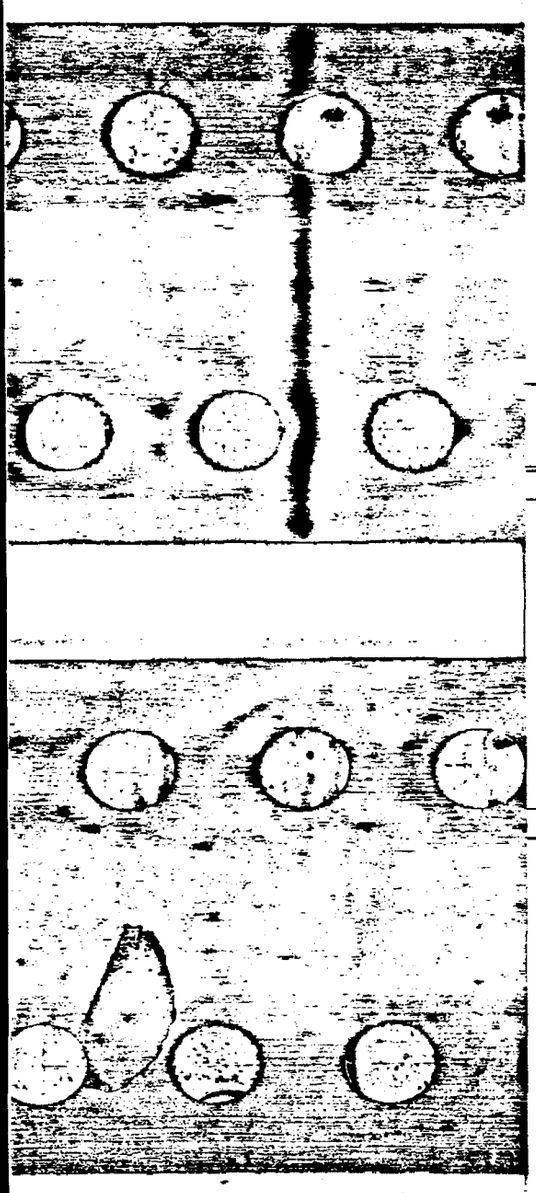
This instrument was prepared by:

C. DAVIS BAUMAN
24 Lenox Pointe, NE
Atlanta, GA 30324
(404) 233-8586

92428
IDENTIF. ↑ REFERENCE

93 DEC -2 PM 2:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9249 12/02 0101 03CHECK 20.70



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

RECEIVED OF _____

FOR _____

BOOK 9173 PAGE 324

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 1000.00
				CON TX 3.70
				PRFEE 1.00
				WDEED 16.00
				TOTAL 20.70
				CHECK 20.70
			12/02/93 01	14:35 0001 9249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92428
IDENTIF. ↑ REFERENCE

93 DEC -2 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 729320