LIMITED WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.
Leslie Ann McQuiddy c/o David McQuiddy, Jr. P.O. Box 292107 Nashville, TN 37202	McQuiddy Office Designers 110 Seventh Avenue North Nashville, TN 37203	93-6-3-28

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), JOHN L. HALL (hereinafter referred to as "Grantor") has bargained and sold and does hereby transfer and convey unto LESLIE ANN McQUIDDY (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.

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 he 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 and 1994 taxes, a lien not yet due and payable. Grantor, his successors and assigns, covenants that he will warrant and forever defend his right and title to the above-described real property to said Grantee and his 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 12th day of January, 19 94.

John L. Hall
JOHN L. HALL

STATE OF KENTUCKY

COUNTY OF GREENUP

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

Witness my hand and seal of office this 12TH day of JANUARY, 19 94.

NOTARY PUBLIC STATE AT LARGE

Carole S. Young
Notary Public
My Commission Expires:

CAROLE S. YOUNG
My commission expires June 21, 1996

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 .1607% 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 KENTUCKY

COUNTY OF GREENUP

The actual consideration or value, whichever is greater, of this transfer property is Six Hundred Seventy Five Dollars ($675.00) (value) and no other monetary consideration.

John L. Hall
JOHN L. HALL

SUBSCRIBED AND SWORN to before me this 12TH day of JANUARY, 1994.

CAROLE S. YOUNG NOTARY PUBLIC STATE AT LARGE

Carole S. Young
Notary Public
My Commission Expires:

CAROLE S. YOUNG
My commission expires June 21, 1996

This instrument was prepared by:

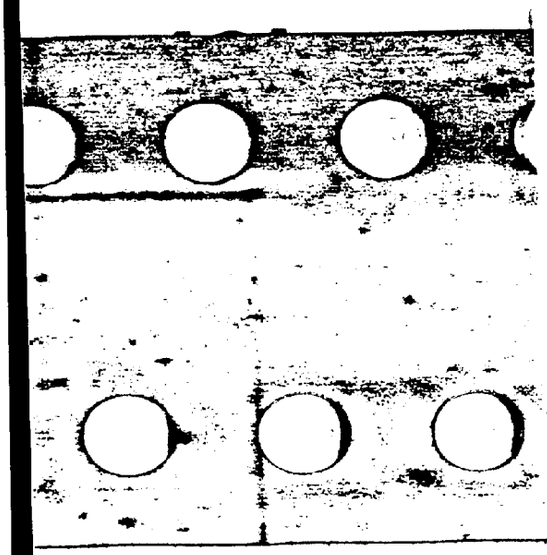
C. DAVIS BAUMAN
24 Lenox Pointe, NE
Atlanta, GA 30324
(404) 233-8586

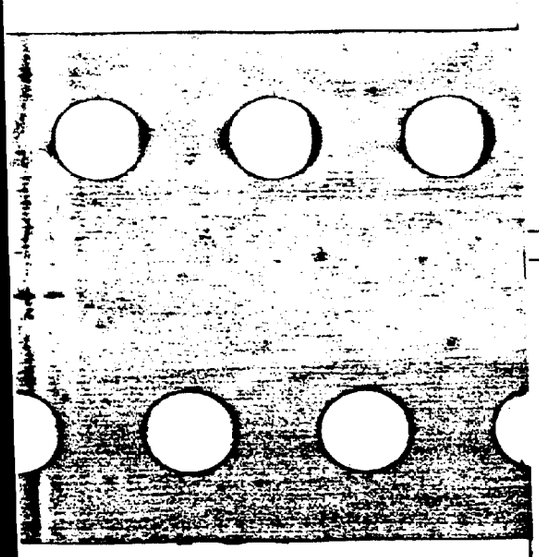
14924
IDENTIF. & REFERENCE

94 FEB -4 AM 9:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2484 02/04 0101 03CHECK 19.59





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

RECEIVED OF _____

FOR _____

BOOK 9241 PAGE 444

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	675.00
CON TX	2.59
PRFEE	1.00
WDEED	16.00
TOTAL	19.59
CHECK	19.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/04/94 01 09:57 0001 2484

14924
IDENTIF. & REFERENCE

94 FEB -4 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753462