**LIMITED WARRANTY DEED**

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

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), JOHN R. 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 5th day of January, 1994.

JOHN R. 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 R. 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 5th day of January, 19 94.

CAROLE S. YOUNG NOTARY PUBLIC AT LARGE, KY.

Notary Public
My Commission Expires:

My commission expires June 21, 1996

**EXHIBIT "A"**

Located in the City of Nashville, Davidson County, Tennessee, being an undivided one sixth (1/6th) interest in an undivided one-seventh (1/7th) interest, said interest being 2.38095% 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.

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STATE OF KENTUCKY

COUNTY OF GREENUP

The actual consideration or value, whichever is greater, of this transfer property is Ten Thousand Dollars ($10,000.00) (value) and no other monetary consideration.

John R Hall

JOHN R. HALL

SUBSCRIBED AND SWORN to before me this 5th day of January, 1994..

CAROLE S. YOUNG NOTARY PUBLIC STATE AT LARGE, KY

Carole S. Young

Notary Public
My Commission Expires:
My commission expires June 21, 1996

This instrument was prepared by:

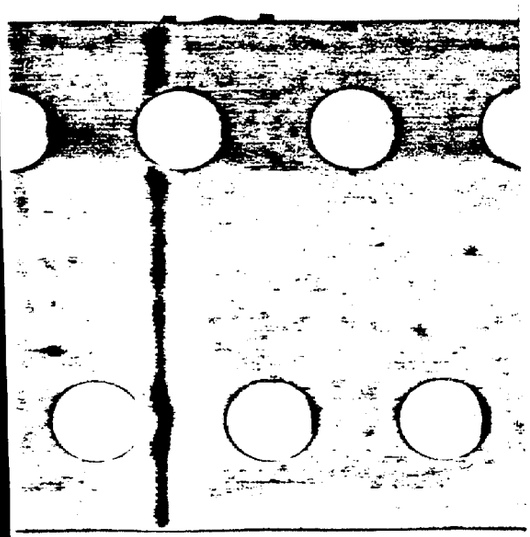
C. DAVIS BAUMAN
24 Lenox Pointe, NE
Atlanta, GA 30324
(404) 233-8586

14925
IDENTIF. & REFERENCE

94 FEB -4 AM 9:59
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2485 02/04 0101 03CHECK 54.00



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

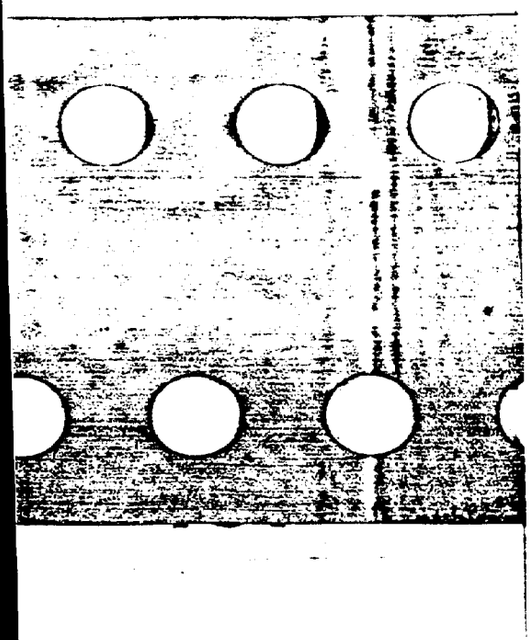
RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 16.00
TOTAL 54.00
CHECK 54.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/94 01 09:58 0001 2485

14925
IDENTIF. & REFERENCE

94 FEB -4 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753463