LIMITED WARRANTY DEED 2486 02/04 0101 03CHECK 54.00

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 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 15th day of December, 1993.

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 15th day of December, 19 93.

CAROLE S. YOUNG NOTARY PUBLIC AT LARGE KY

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 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.

14926
IDENTIF. & REFERENCE
94 FEB -4 AM 9:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

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 15th day of December, 1993..

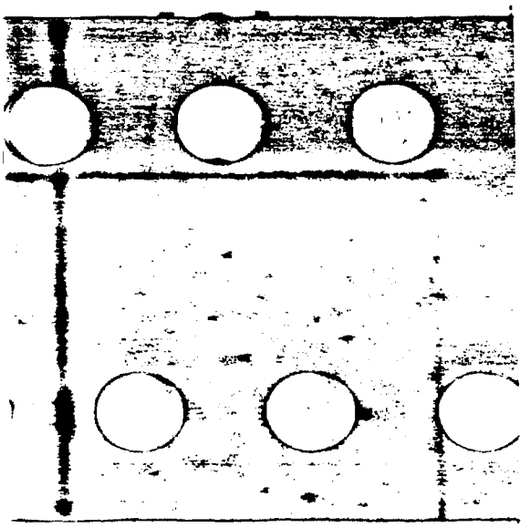
CAROLE S. YOUNG NOTARY PUBLIC AT LARGE, KY

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



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

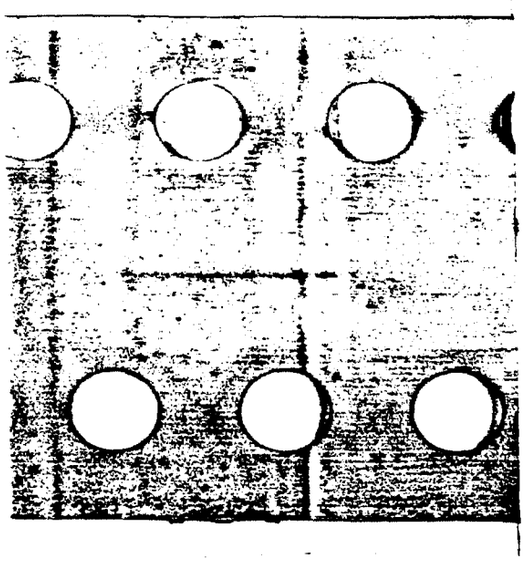
RECEIVED OF _____

FOR _____

BOOK 9241 PAGE 454

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 2486

14926
IDENTIF. & REFERENCE

94 FEB -4 AM 9:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 753464