This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street
Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Mid-South Press Corp. 636 7th Ave., South Nashville, TN. 37203	Same	60-37, 60-38, and 60-39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, 225 BRICK CHURCH VENTURE, a Tennessee joint venture (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto MID-SOUTH PRESS CORP., a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the

singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 17th day of MAY, 1994.

225 BRICK CHURCH VENTURE

By: Steven Ezell

Its: Managing Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacey L. Speer, a Notary Public of said county and state, Steven D. Ezell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Venturer of 225 Brick Church Venture, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17 day of May, 1994.

Stacey L. Speer
Notary Public

My Commission Expires: 11-22-97

STACEY L. SPEER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 1994.

Myra J. Tracy
Notary Public

My Commission Expires: 9-24-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Eastern margin of Brick Church Pike, said iron pin is described in Deed Book 8609, page 436, Register's Office for Davidson County Tennessee; thence with said margin N 5° 49' 42" E, 25 feet to an iron pin; thence S 82° 45' 20" E, 217.57 feet to an iron pin; thence N 7° 28' 25" E, 99.97 feet to an iron pin; thence N 82° 45' 20" W, 220.44 feet to an iron pin in the East margin of Brick Church Pike; thence N 5° 49' 42" E, 296.14 feet to an iron pin with said margin; thence N 3° 52' 12" E, 953.26 feet to an iron pin adjacent to a state concrete ROW marker; thence with I-24 Western fenced ROW S 39° 10' 53" E, 2,252.51 feet to a concrete ROW marker; continuing with said fenced ROW line S 26° 23' 13" E 87.13 feet to a concrete marker; thence to an iron pin S 20° 51' 07" W, 56.20 feet; thence leaving the I-24 Western margin and following a fenced line N 82° 29' 55" W 870.90 feet to an iron pin, said line is referenced in Plat Book 6200, page 127, said Register's Office; thence N 5° 24' 56" E 302.97 feet to an iron pin; thence N 82° 42' 10" W 503.07 feet to an iron pin; thence N 82° 45' 20" W 216.80 feet to the point of beginning and containing 26.615 acres more or less.

Being the same property conveyed to 225 Brick Church Venture by deed from Holly Robnett Caldwell, of record in Book 6979, page 990, Register's Office for Davidson County, Tennessee.

7236 05/13 0101 03CHECK 1312.00

EXHIBIT B

1. Taxes for 1994, a lien but not yet due and payable.

2. The terms, conditions, and provisions of the Lease Agreement/Option to Lease by and between 225 Brick Church Venture and Geny Financial Services, Inc., of record in Book 8105, page 903, Register's Office for Davidson County, Tennessee.

3. Landlord's Agreement by and between 225 Brick Church Venture and Sovran Bank/Central South, of record in Book 8105, page 950, said Register's Office.

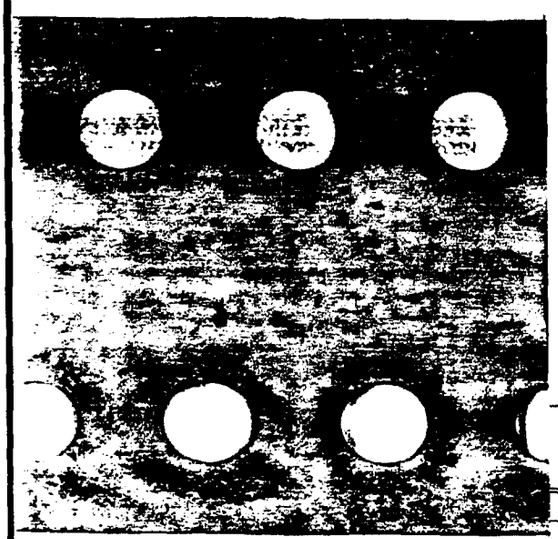
4. The terms, conditions, and provisions of the Lease Agreement by and between 225 Brick Church Venture and K-B-K Outdoor Advertising, George Kettle, Sue Kettle, and Jim Butler, of record in Book 8276, page 413, said Register's Office.

5. Lack of direct access to and from U.S. Interstate 24.

51136
IDENTIF. # REFERENCE

94 MAY 18 AM 8:07
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 9348 PAGE 179

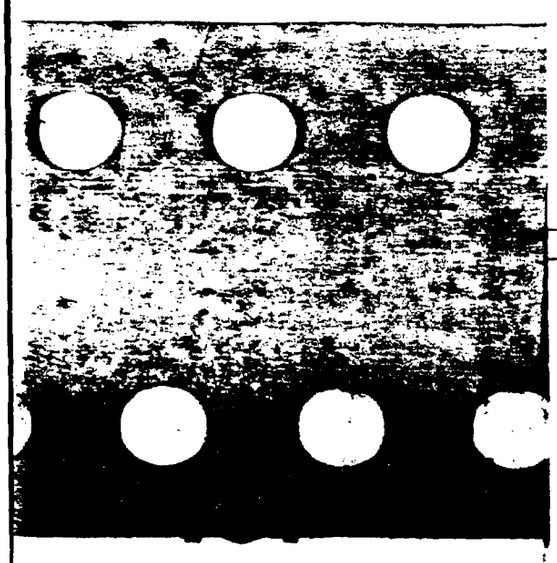
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 16.00
TOTAL 1312.00
CHECK 1312.00

05/18/94 01 08:07 0001 7236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51136
IDENTIF. ↑ REFERENCE

94 MAY 18 AM 8:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792250