71608

IDENTIF. & REFERENCE

BOOK 9408 PAGE 856

This instrument prepared by:
James R. Cheshire, III, attorney
WALLER LANSDEN DORTCH & DAVIS
511 Union Street
2100 Nashville City Center
Nashville, Tennessee 37219

94 JUL 15 PM 3:51

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF ~~TENNESSEE~~) Massachusetts
COUNTY OF ~~DAVIDSON~~) Suffolk
The actual consideration for this transfer is $1,500,000.

Robert S. Ventura
AFFIANT

Sworn to and subscribed before me on the ~~13th~~ day of July 1994.

NOTARY PUBLIC
My commission expires: 7/10/98

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map/Parcel Nos.
Quebecor Printing (USA) Corp. 125 High Street, 23rd Floor Boston, Massachusetts 02110	SAME	Map 118-15 Parcel 7

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, QUEBECOR PRINTING DICKSON, INC., a Tennessee corporation ("Grantor"), by which these presents does hereby quitclaim and convey unto QUEBECOR PRINTING (USA) CORP., a Delaware corporation, its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more specifically described as follows, to-wit:

A tract of land in the 6th Civil District of Nashville, Davidson County, Tennessee and lying generally between Powell Avenue and the CSX Transportation Railroad, south of Thompson Lane and being more particularly described as follows:

Beginning at an iron pin (new) on the westerly Right-of-Way of Powell Avenue as widened by Metropolitan Nashville Department of Public Works Project No. 67-R-32, said pin being 40' right of station 14+86.16 and being the southeast corner of Baptist Sunday School Board (Deed Book 1814, Page 533) and the northeast corner of this tract;

Thence, with said Right-of-Way, South 27 41' 57" East - 448.77' to an iron pin (new);

Thence, continuing with Right-of-Way along a curve to the left having a delta of 14 24' 55", a radius of 1482.40', an arc length of 372.96', with the chord being South 34 54' 24" East -371.98' to an iron pin (new);

Thence, South 42 06' 52" East 12.55' to a chiseled mark on concrete sidewalk turning onto Powell Place Right-of-Way;

Thence, with said Powell Place and the north line of Nashville Showroom Properties (Deed Book 4942, Page 217 and Deed Book 5019, Page 592) South 57 29' 00" West - 586.62' to a concrete monument (old) in the east usage Right-of-Way of CSX Transportation

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Railroad, said usage Right-of-Way being 33' east of and parallel to the north bound main track;

Thence, with said usage line, North 32 23' 00" West - 831.75' to an iron pin (new) at the southwest corner of aforementioned Baptist Sunday School Board property;

Thence, leaving Railroad usage Right-of-Way, North 57 32' 00" East - 604.77' to the POINT OF BEGINNING and containing 11.04 Acres, more or less, according to an "ALTA/ACSM LAND TITLE SURVEY" dated 4-26-93 by Thomas, Miller and Partners, Kevin A. Edmonson, RLS 1515; Project No. 93011, Two Brentwood Commons, Suite 222, 750 Old Hickory Boulevard, Brentwood, Tennessee 37027.

Being the same property conveyed to Arcata Graphics Baird Ward, Inc. by Quitclaim Deed from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, of record in Book 8269, page 856, Register's Office for Davidson County, Tennessee. By Articles of Amendment to the Charter of Arcata Graphics Baird Ward, Inc. of record in Book 8964, page 742, said Register's office, the name of Arcata Graphics Baird Ward, Inc. was changed to Quebecor Printing Baird Ward, Inc. By Articles of Merger of record in Book 9057, page 123 said Register's office, Quebecor Printing Baird Ward, Inc. was merged into Quebecor Printing Dickson, Inc.

This improved property known as 2535 Powell Avenue, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restriction, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative this 13th day of July, 1994.

QUEBECOR PRINTING DICKSON, INC.

BY: _____

Its: President and Chief Operating Officer

STATE OF Massachusetts)
COUNTY OF Suffolk)

Before me, the undersigned, of the State and County mentioned, personally appeared James A. Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President & Chief Operating Officer of Quebecor Printing Dickson, Inc., the within named bargainor, a corporation, and that he/she as such President & COO executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by himself/herself as such President & COO.

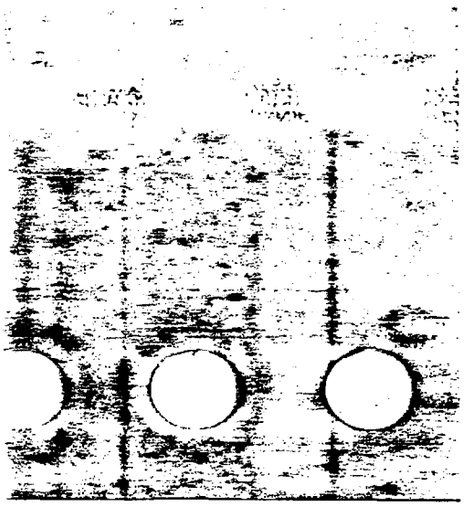
WITNESS my hand and official at office at Boston, Massachusetts, on the 13th day of July, 1994.

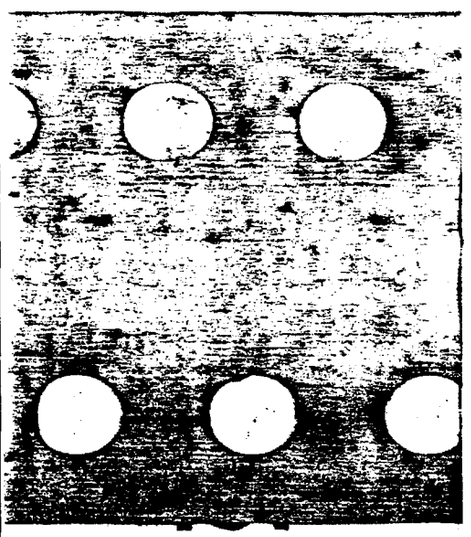
_____
NOTARY PUBLIC

My commission expires: July 10, 1998

7524 07/20/94 0101 03CHECK 5559.00

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

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 858

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 1500.00
ERR CO
CAMT 1500.00-
CAMT
1500000.00
CON TX 5550.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible] 1.00
WDEED 8.00
TOTAL 5559.00
CHECK 5559.00

07/15/94 01 15:51 0001 7524

71608
IDENTIF. ↑ REFERENCE

94 JUL 15 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 814121