THIS INSTRUMENT PREPARED BY:

BOOK 9555 PG 350

CHERNAU, CHAFFIN & BURNSED
Third National Financial Center
Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mail-Well Corporation 23 Inverness Way East Englewood, Colorado 80112 ATTENTION: Vice President for Finance	Same	060-103

[illegible] NATIONAL TITLE CORP.
222 N. LASALLE ST.
CHICAGO, IL 60601

OUR FILE # 1194931

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me this 18 day of December, 1994.

GLORIA DIAL
Notary Public, State of Texas
My Commission Expires 2-7-98

Notary Public

My commission expires: _____

THE FIRST AMERICAN TITLE INSURANCE COMPANY

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **American Envelope Company, an Illinois corporation**, hereinafter called the Grantor, ~~have~~ has bargained and sold, and by these presents does transfer and convey unto **Mail-Well Corporation, a Delaware corporation**, hereinafter called the Grantee, ~~their~~ its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 6B on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and being the property of the American Envelope Company, as of record in Deed Book 8676, page 508, and being bounded on the North by Parkwood Community Club, Inc., as of record in Deed Book 6402, page 122, the South terminus of Aldrich Lane, and Lot 5 of Brick Church Business Park, Phase Two, as of record in Plat Book 7900, page 188, on the East by the West right-of-way line of Brick Church Park Drive, on the South by Lot 6A on the Plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, and on the West by Metro Government, as of record in Deed Book 4893, page 635, and the East terminus of Trinity Hill Parkway (proposed), and being more particularly described as follows:

BEGINNING at an iron rod at the Northeast corner of this tract, ~~and~~ said rod being located in the West right-of-way line of Brick Church Park Drive at a corner common with Lot 5;

thence with the West right-of-way line of Brick Church Park Drive along a curve to the left, the central angle of which is 40° 00′ 53", the radius of which is 310.00 feet, the chord of which is South 24° 58′ 11" West, 212.13 feet, along an arc length of 216.50 feet to an iron rod;

thence South 04° 57′ 41" West, 186.15 feet to an iron rod at a corner common with lot 6A;

thence with lot 6A North 85° 02′ 19" West, 103.99 feet to an iron rod;

thence North 81° 32′ 19" West, 245.67 feet to an iron rod in the East property line of Metro Government;

thence with Metro Government North 04° 57′ 41" East, 446.34 feet to an iron rod in the South property line of Parkwood Country Club, Inc.;

thence with Parkwood Country Club, Inc., North 85° 45′ 10" East, 281.41 feet to an iron rod at a corner common with lot 5;

thence with lot 5 South 45° 01′ 23" East, 188.01 feet to the POINT OF BEGINNING

The Grantor's source of interest in the property is a Deed recorded in Book 8676, page 508, Register's Office for Davidson County, Tennessee.

The above described property has a street address of **540 Brick Church Park Drive, Nashville, Tennessee 37207.**

This conveyance is expressly made subject to:

a) The Plan of record in Book 8250, page 115, said Register's Office, shows and Owner's Certificate, a 20 foot public utility and drainage easement crossing the Southeastern corner of the property, a 10 foot public utility and drainage easement along the Southern boundary of the property, a 20 foot public utility and drainage easement along the Western property line, and a 20 foot sewer easement along the North and Northeastern boundaries of the property which includes the installation of an 8 inch sanitary sewer line therein. ~~Said Easements are also~~ and as shown by plat of survey prepared by R. Scott Cherry, Tennessee No. 1512, dated November 11, 1994, as last revised 12/4/94.

b) Restrictive Covenants contained in instrument of record in Book 8255, page 536, Register's Office for Davidson County, Tennessee.

c) Deeds of conveyance to Metro, as to water mains, sewer mains, etc., to serve Brick Church Business Park, of record in Book 7893, page 459, ~~in Book 8127, page 848, and in Book 8127, page 897, said Register's Office.~~

d) Plat of survey prepared by R. Scott Cherry, Registered Land Surveyor, Tennessee No. 1512, dated November 11, 1994, as last revised 12/4/94 discloses a ten (10) foot setback line along the southern boundary of the property and a thirty (30) foot setback line along the western and northern boundaries of the property.

e) Assessments and taxes for 1994 and thereafter

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, the successors and assigns of said Grantee, forever; and, the

Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in a fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

The officer of Grantor executing this instrument is authorized so to act and does so with the express consent and authorization of the Grantor.

WHEREFORE, the undersigned executes this Special Warranty Deed on this the 18th day of December, 1994.

American Envelope Company,
an Illinois corporation

By: William H. Crown

Title: VICE PRESIDENT

STATE OF TEXAS)

COUNTY OF HARRIS)

Personally appeared before me, GLORIA DIAL, a Notary Public in and for said County and State, the within named William H. Crown, the Vice President (officer) of American Envelope Company, an Illinois corporation, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Houston (city) TEXAS (state), this 18th day of December, 1994.

GLORIA DIAL
Notary Public, State of Texas
My Commission Expires 2-7-98

Gloria Dial
NOTARY PUBLIC

My Commission Expires:_____

I:WD-SPE.ACE

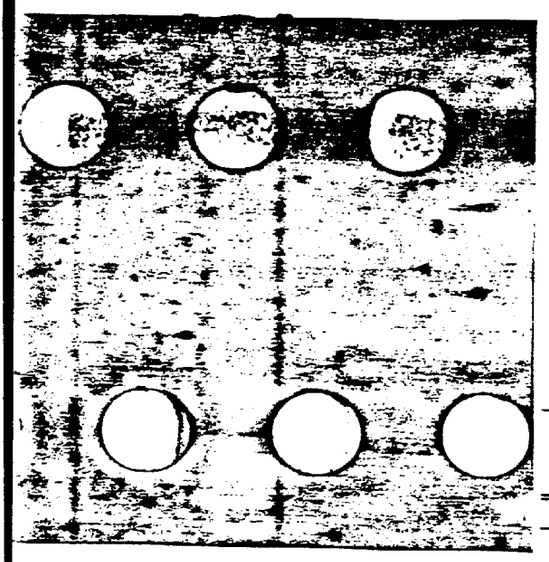
PLEASE RETURN TO:
GRAY H. MUZZY
BRACEWELL & PATTERSON
2900 ONE SHELL TOWER PENNZOIL PLACE
HOUSTON, TEXAS 77002

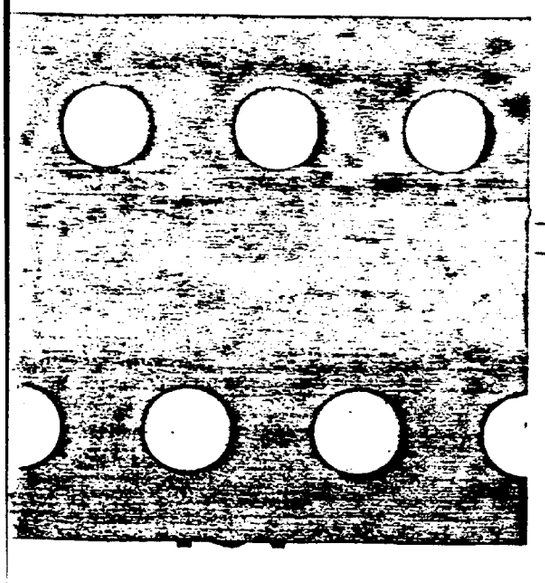
MAIL ENV.

94 DEC 27 PM 1:02
DAVID COUNTY CLERK
HARRIS COUNTY, TEX.

20266
IDENTIFICATION REFERENCE

5411 12/27 1101 03CHECK 5933.00





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

RECEIVED OF _____

FOR _____

BOOK 9555 PG 353

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 1600000.00
CON TX 5920.00
PRFEE 1.00
WDEED 12.00
TOTAL 5933.00
CHECK 5933.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6411

20266
IDENTIF. & REFERENCE

DEC 27 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.

No. 866318