BOOK 10250 PG 962

LIMITED WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.
Robert C. Williamson as Trustee of the Robert C. Williamson Living Trust 1522 Koch Lane San Jose, CA 95125	110 Seventh Avenue North Partnership c/o C. Davis Bauman 3483 Satellite Blvd. Suite 217 Duluth, GA 30136	93-6-3-28

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, ROBERT C. WILLIAMSON (hereinafter referred to as "Grantor") has bargained and sold and does hereby transfer and convey unto ROBERT C. WILLIAMSON AS TRUSTEE OF THE ROBERT C. WILLIAMSON LIVING TRUST, a revocable trust under Trust Agreement Dated October 20, 1995 (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.
>
> Said tract and parcel being the same property devised to Grantor under the Will of Paul N. McQuiddy, deceased.

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 1996 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 24th day of OCTOBER, 1996.

Robert C. Williamson
ROBERT C. WILLIAMSON

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

Before me, the undersigned, a Notary Public, in and for the state and county aforesaid, personally appeared ROBERT C. WILLIAMSON, with whom I am personally acquainted (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 24th day of OCTOBER, 1996.

Leroy Gore
Notary Public
My Commission Expires: AUG 16, 2000

LEROY GORE
Commission # 1102499
Notary Public — California
Santa Clara County
My Comm. Expires Aug 16, 2000

This instrument was prepared by:

C. DAVIS BAUMAN
3483 Satellite Blvd.
Suite 217
Duluth, GA 30136
(770) 232-0500

EXHIBIT "A"

Located in the City of Nashville, Davidson County, Tennessee, being an undivided .130952 interest in an undivided 11/84ths interest, said interest being 13.0952% 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.

BOOK 10250 PG 965

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

The actual consideration of this transfer property is Zero Dollars (gift) and no other monetary consideration. The value of this 13.0952% interest in this property is approximately $130,952.00.

Robert C Williamson
ROBERT C. WILLIAMSON

SUBSCRIBED AND SWORN to before me this 24th day of OCTOBER, 1996.

Leroy Gore
Notary Public
My Commission Expires: Aug 16, 2000

This instrument was prepared by:

C. DAVIS BAUMAN
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Suite 217
Duluth, GA 30136
(770) 232-0500

LEROY GORE
Commission # 1102499
Notary Public — California
Santa Clara County
My Comm. Expires Aug 16, 2000

0243932
IDENTIFICATION REFERENCE

96 NOV -6 AM 8:28

DAVID S. KNOX
CLERK OF SUPERIOR COURT

MAIL ENV.

BOOK 10250 PG 961 DOC-TECK 15.00