Box 62

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

BOOK 10271 PG 719

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Paper Industry Union - Management Pension Fund Realty Corporation 3320 Perimeter Hill Drive Nashville, Tennessee 37211	Same	134-14-0, 42-00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, RONALD P. UNDERBERG (the "Grantor"), does hereby, transfer and convey to PAPER INDUSTRY UNION - MANAGEMENT PENSION FUND REALTY CORPORATION, a Tennessee corporation (the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

See Exhibit A attached.

PAULINE C. UNDERBERG, spouse of Ronald P. Underberg, joins in this conveyance to convey any right, title or interest which she may have in the Property due to her marital status.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Restrictive covenants contained in instrument of record in Book 5801, page 38, as corrected in Book 5920, page 427, Book 6297, page 371, Register's Office of Davidson County, Tennessee ("RODC").

2. The Plan of record in Book 6050, page 299, RODC, shows an Owners Certificate, a 15-foot minimum building setback lien from Perimeter Hill Drive and a 10-foot easement for public utility and drainage and landscaping purposes along the east and west lines of said lot and a 25-foot public utility and drainage easement with a 10-foot landscaping easement along the rear line of said lot.

3. Easement for sanitary sewers and/or storm drainage of record of Book 6313, page 958, RODC.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be executed this the 26th day of November, 1996.

Ronald P. Underberg

Pauline C. Underberg

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared RONALD P. UNDERBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26th day of November, 1996.

Linda L. Ballenger
Notary Public

My Commission Expires:

07-26-97

LINDA L. BALLENGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

Before me, a Notary Public of the State and County aforesaid, personally appeared PAULINE C. UNDERBERG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the within named bargainor, and that she further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Memphis, Tennessee, this 25th day of November, 1996.

Rhonda M. Bernard
Notary Public

My Commission Expires:

1/27/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $1,680,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 26th day of November, 1996.

Linda L. Ballenger
Notary Public

My Commission Expires:

07-26-97

BOOK 10271 PG 722

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Tract I on the Plan of Revised Section Six, South Perimeter Park, of record in Book 6050, page 299, RODC, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Ronald Underberg by quitclaim deed from Robert E. Wood, Trustee, of record in Book 8432, page 490, RODC.

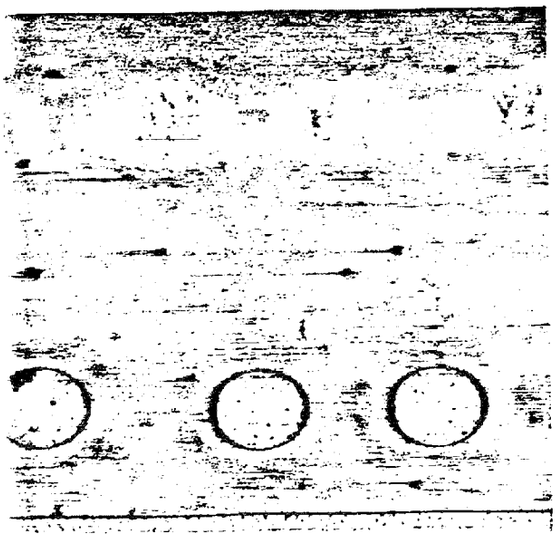
0250357

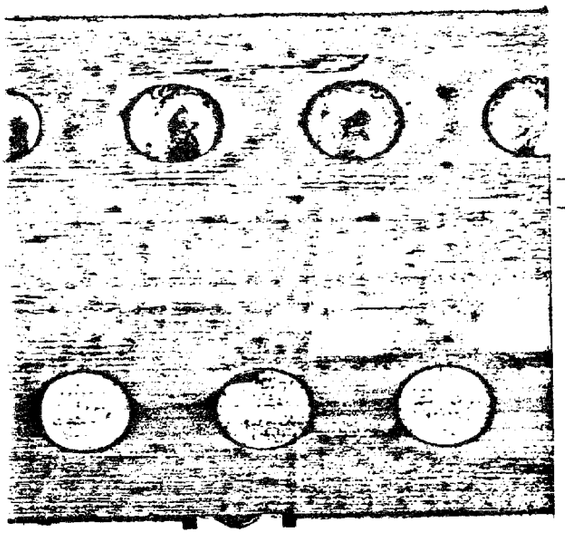
IDENTIFICATION REFERENCE

96 NOV 26 PM 12:29

DAVIDSON COUNTY TN

9540 11/26 0101 03CHECK 6233.00





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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 723

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 1680000.00
				CON TX 6216.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 6233.00
				CHECK 6233.00
11/26/96	01			12:29 0001 9540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250357
IDENTIF. REFERENCE

96 NOV 26 P1:12:29
REGISTER
DAVIDSON COUNTY, TN.

No. 1092226