Box 4

10875 342

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Horton Paper Service, Inc. P. O. Box 24591 Nashville, TN 37202-4591	The Marvin W. Stansell Family Limited Partnership 8962 Sawyer Brown Road Nashville, TN 37221 ATTN: Frances N. Stansell	Map: 92-8 Parcel: 7

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED THIRTY THOUSAND AND NO/100 ($230,000.00) DOLLARS, Forty Thousand and No/100 ($40,000.00) Dollars of which has been paid in cash, and the remaining One Hundred Ninety Thousand and No/100 ($190,000.00) Dollars of which is evidenced by a deed of trust note of even date secured by a deed of trust encumbering the Property, as hereinafter defined, being recorded concurrently with this instrument, THE MARVIN W. STANSELL FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto HORTON PAPER SERVICE, INC., a Tennessee corporation ("Grantee"), its successors and assigns certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Sharon Hurt Treas.
AFFIANT

Subscribed and sworn to before me this 3rd day of April, 1998.

NOTARY PUBLIC

My Commission Expires:
11-24-01

This is improved property located at 614 18th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD, the Property, with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by this reference.

The conveyance of the Property by Grantor to Grantee terminates and extinguishes all leases and other rental

arrangements between Grantor and Grantee and their respective predecessors, including, but not limited to (i) a Lease Agreement dated June 1, 1990, by and between J.R.& M. Company as lessor therein and Shane Horton, et al, d/b/a Horton Paper Services [sic], Inc. as lessee therein, and (ii) a Lease Contract dated November 6, 1996, between Marvin W. Stansell and wife, Francis [sic] as landlord therein and Grantee as tenant therein.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized general partners on this the 3rd day of April, 1998.

GRANTOR:

THE MARVIN W. STANSELL
FAMILY LIMITED PARTNERSHIP

BY: Marvin W. Stansell
Marvin W. Stansell,
General Partner

BY: Frances N. Stansell
Frances N. Stansell,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Reasor, III, a Notary Public, Marvin W. Stansell and wife, Frances N. Stansell, with whom I am personally acquainted, who acknowledged that they executed the foregoing instrument for the purposes therein contained and who further acknowledged that they are general partners of THE MARVIN W. STANSELL FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at office this 3rd day of April, 1998.

Charles B. Reasor, III
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

0422386
IDENTIF. ↑ REFERENCE

98 APR -6 PM 3:54
FELIX ... III REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, being Lot Nos. 29, 30 and 31, on the Plan of H. P. Bostick's First Addition to Nashville, a plat of which is of record in Plat Book 21, Page 31, Register's Office for Davidson County, Tennessee. Said Lots adjoin and front together 188 feet on the northerly side of Clinton Street and extend back between parallel lines with the easterly margin of 18th Avenue, North, 180 feet to an alley.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM is a portion of Lots 30 and 31 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by a deed of record in Book 5455, Page 971, said Register's Office.

BEING a portion of the property conveyed to The Marvin W. Stansell Family Limited Partnership, by a deed of record in Book 9535, Page 751, said Register's Office.

EXHIBIT "B"

TITLE EXCEPTIONS

1. 1998 Metropolitan Nashville and Davidson County ad valorem real property taxes, a lien but not presently due and payable.

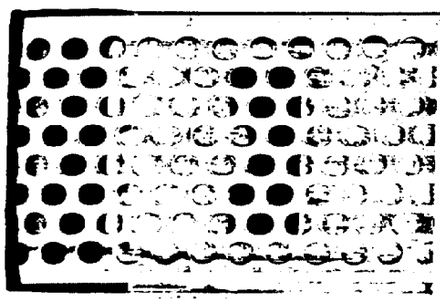
2. Easements, or claims of easements, not shown by the public records.

3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in a deed of record in Book 5455, Page 971, Register's Office for Davidson County, Tennessee.

5. Matters set forth in plat of record in Plat Book 21, Page 31, Register's Office for Davidson County, Tennessee.

6672 04/06 0101 03 [illegible] 009.00



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

RECEIVED OF _____

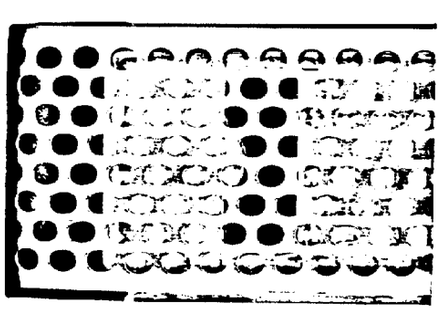
FOR _____

RBOOK 10875 PG 346

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	
				230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	10.00
			TOTAL	862.00
			CHECK	862.00
04/06/98	01		15:54 0001	ee72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0422386
IDENTIF. & REFERENCE

98 APR -6 PM 3:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1276914