This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Printer's Alley Garage, LLC 55 Public Square, Suite 1900 Cleveland, Ohio 44113	Same	93-2-3-168

ATTENTION: CONTROLLER

BOOK 11004 PAGE 230

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PAG PARTNERS, L.P., a Tennessee limited partnership ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto PRINTER'S ALLEY GARAGE, LLC, a Delaware limited liability company ("GRANTEE"), its successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 314 Church Street, Nashville, Tennessee 37210.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

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

GRANTOR further covenants and binds itself, its heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B).

WITNESS my hand this 1st day of ~~June~~ July, 1998.

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FELIX A. ... III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04 58285

PAG PARTNERS, L.P.,
a Tennessee limited partnership

By: PAG Corp.,
a Tennessee corporation
Its: General Partner

By: _____
Christopher L. Jarratt
Its: President

Date: 7-1-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lori L. Parsons, a Notary Public in and for the said County and State, personally appeared Christopher L. Jarratt, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of PAG Corp., a Tennessee corporation, general partner of PAG Partners, L.P., the within named bargainor, a limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 1st day of ~~June~~ July, 1998.

Lori L. Parsons
Notary Public

My Commission Expires:
11/26/98

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$6,500~~,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of July, 1998.

Lori L. Parsons
Notary Public
MyCommissionExpires: 11/26/98

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EXHIBIT A

LEGAL DESCRIPTION

BOOK 11004 PAGE 232

LAND located in the 19th Councilmanic District and being part of Lot No. 41 on the original Plan of the Town of Nashville, described according to a survey by Miller/Wihry, Inc., dated May 30, 1984, as follows:

BEGINNING at the intersection of the northerly right of way of Church Street and the western right of way of Third Avenue North; thence with said right of way of Church Street, South 59° 39' 12" West, a distance of 175.25 feet to the intersection of said Church Street right of way and the eastern right of way of Printers Alley; thence with the eastern right of way of Printers Alley, North 37° 14' 27" West, a distance of 100.67 feet to a point; thence leaving said right of way, North 59° 29' 43" East along the common wall with the 207 Third Avenue Building, a distance of 175.28 feet to a point on the western right of way of Third Avenue North; thence with said right of way, South 37° 13' 32" East, a distance of 101.15 feet to the point of beginning.

BEING the same property conveyed to PAG Partners, L.P., by Deed of Record in Book 9437, page 348, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated and will be paid by GRANTEE.

2. All matters which would be disclosed by an accurate survey of the Property.

3. Restrictions contained in Book 8421, page 587, said Register's Office.

4. Terms and provisions of a lease recorded in Book 10220, page 553, said Register's Office.

5. Rights of tenants under unrecorded leases.

6. The following Deed of Trust and related instruments securing a loan from SouthTrust Bank National Association, which loan has been assumed by GRANTEE:

   (a) Deed of Trust of record in Book 10650, page 33, as amended in Book 10934, page 448, said Register's Office;

   (b) Assignment of Rents, Leases and Contracts recorded in Book 10650, page 57, said Register's Office.

   (c) Financing Statement recorded in Book 10650, page 66, said Register's Office.

   (d) Subordination, Attornment and Nondisturbance Agreement recorded in Book 10650, page 25, said Register's Office.

EXHIBIT B

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9086 07/02 01:01 CHECK 24069.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11004 PAGE 234

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
			MAMT 6500000.00	
			ERR CO MAMT 6500000.00-	
			CAMT 6500000.00	
			CON TX 24050.00	
			PRFEE 1.00	
			WDEED 16.00	
			CFEE 2.00	
			TYPE 24069.00	
			CHECK 24069.00	
07/02/98	01		13:12 0001 9086	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458285

IDENTIF. & REFERENCE

98 JUL -2 PM 1:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1314857