18A
JM

Davidson County DEEDWARR
Recvd: 10/17/00 15:22 4pgs
Fees:19.00 Taxes:1124.06
20001017-0103123

#2146351.1 10/6/00

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Essex Technology Group, Inc. c/o Mr. Peter Marcum 321 Wilhagan Street Nashville, TN 37217	Same	Map 106-12, Parcel 9

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, INX INTERNATIONAL INK CO. (f/k/a Acme Printing Ink Co. of the South), a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ESSEX TECHNOLOGY GROUP, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed.

Being the same real property conveyed to Grantor by deed of record in Book 5393, page 825, said Register's Office.

This is improved property known as 321 Wilhagan Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B). To the extent permitted by each such document, Grantor also assigns all of its rights under any guaranties and warranties with respect to the Property.

IN WITNESS WHEREOF, Grantor executed this instrument on this 17th day of October, 2000.

INX INTERNATIONAL INK CO., a Delaware Corporation

By: Robert C. Osmundsen
Its: VICE PRESIDENT

STATE OF Illinois)

COUNTY OF Cook)

Personally appeared before me, Evelyn A. Giles, a Notary Public, Robert Osmundsen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of INX INTERNATIONAL INK CO., a Delaware corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 16th day of October, 2000.

Evelyn A. Giles
Notary Public

My Commission Expires: _____

"OFFICIAL SEAL"
EVELYN A. GILES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/8/2003

STATE OF Illinois)

COUNTY OF Cook)

The actual consideration or value (whichever is greater) for this transfer is $303,800.00.

Robert C. Ousley

Affiant

Subscribed and sworn to before me, this 16th day of October, 2000.

Evelyn A. Giles

Notary Public

My Commission Expires:_____

"OFFICIAL SEAL"
EVELYN A. GILES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/8/2003

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 23 and the southerly one-half of Lot No. 22 on the plan of Murfreesboro Road Industrial Subdivision, Section II, as of record in Book 3500, page 145, Register's Office for said County, described as follows: Beginning at a concrete monument in the westerly margin of Wilhagan Road 880.7 feet northerly from the north margin of Murfreesboro Road thence north 73 deg. 59' west, passing a concrete monument at 345 feet, a total distance of 355.0 feet to a point in the center of a branch; thence with the center line of said branch, north 33 deg. 44' 30" east 157.42 feet to a point; thence south 73 deg. 59' east, bisecting lot 22, 307.12 feet to a point in the westerly margin of Wilhagan Road; thence with said Road south 16 deg. 01' west 150.0 feet to the point of beginning, containing 1.1 acre, more or less.

BEING the same property conveyed to Acme Printing Ink Co. of the South, by Deed of Record in Book 5393, page 825, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. 2001 Taxes, a lien which are not yet due and payable.

2. Easement(s) as set forth in instrument recorded in Book 1066, page 395, Davidson County Register's Office.

3. All matters shown on Plat in Book 3500, page 145, as amended in Book 3889, page 973, and Book 3889, page 976, said Register's Office.

4. Easement for the flow of any creeks or branches.