This document prepared by
and after recording return to:

Matthew A. Shebuski, Esq.
Skadden, Arps, Slate, Meagher
& Flom (Illinois)
333 West Wacker Drive, Suite 2100
Chicago, Illinois 60606

Davidson County DEEDQC
Recvd: 03/28/01 09:32 4pgs
Fees:18.00 Taxes:0.00
20010328-0029632

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map Parcel Number(s):
MGCredRep, Inc. 427 E. 69th Street, 2D New York, New York 10021	MGCredRep, Inc. 427 E. 69th Street, 2D New York, New York 10021	Map 106 Parcel 73

KNOW ALL MEN by these presents, that for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the Grantee (as defined below) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **PGIL, INC.**, a corporation organized under the laws of the State of Delaware ("Grantor"), does hereby bargain, sell, remise, release, quitclaim and convey unto **MGCREDREP, INC.**, a corporation organized under the laws of the State of Delaware, the following described real estate located in Davidson County, State of Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

State of New York
County of New York

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me this 10th day of March, 2001

Affiant

CFO of Grantor

NAKIA THOMAS
Notary Public, State of New York
No. 01TH6050370
Qualified in Bronx County
Commission Expires Nov. 6, 2002

My commission expires:
(Affix seal)

Notary Public

This is improved property, commonly known as:

711 Spence Lane, Nashville, Tennessee 37217



WITNESS this 6th day of March, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

GRANTOR:

PGIL, INC., a Delaware corporation

By: _____
Name: P. Melvin Henson, Jr.
Title: Chief Financial Officer

ACKNOWLEDGMENT

STATE OF New York)
) SS.
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P. Melvin Henson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the the CFO of PGIL, INC., a Delaware corporation and the within named grantor, and that he as such CFO, authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation.

Witness my hand and official seal this 6th day of March, 2001.

Nakia Thomas
Notary Public

My commission expires: _____

NAKIA THOMAS
Notary Public, State of New York
No. 01TH6050370
Qualified in Bronx County
Commission Expires Nov. 2, 2002

EXHIBIT A

DESCRIPTION OF PROPERTY

Land lying in Davidson County, Tennessee, being Parcel 73 on the Tax Map 106, T.A.O.D.C., Tennessee and recorded in Deed Book 7297, Page 659, R.O.D.C., Tennessee and more particularly described in a survey by R.L. Montoya, Land Surveying, Inc. as follows:

Beginning at an iron pipe in the South West corner of this described parcel and in the East margin of Spence Lane, continuing along said margin, North 24 degrees, 42 minutes, 00 seconds, West, 336.09 feet to an iron rod in the North West corner of said parcel, thence, North 72 degrees, 09 minutes, 15 seconds, East, 501.68 to an iron rod, thence in a North East direction, North 17 degrees, 50 minutes, 44 seconds, East, 30.68 feet to an iron rod, thence along the Northern Property Line, South 67 degrees, 50 minutes, 50 seconds, East, 635.80 feet to an iron rod in the North East corner of said parcel, thence South 9 degrees, 7 minutes, 24 seconds, West 234.29 feet to an iron pin, thence along the Southern Property Line, North 67 degrees, 05 minutes, 33 seconds, West, 676.35 feet to an iron pin, thence in a South West direction, South 21 degrees, 04 minutes, 40 seconds, West, 205.69 feet to an iron rod, thence continuing along said property line, North 65 degrees, 34 minutes, 37 seconds, West, 529.50 feet to the point of beginning.

Being the same property conveyed to McQuiddy Printing Company by deeds from Marcellus G. Harsh and wife, Mary Harsh, and Alliene H. Jackson, a widow, of record in Book 3858, page 57, and from Wright Industries, Inc., of record in Book 5011, page 997, both in the Register's Office for Davidson County, Tennessee. The said McQuiddy Printing Company having since merged with and into Premier Graphics, Inc., a Delaware corporation, by Articles of Merger of record in Book 10928, page 238, said Register's Office. Premier Graphics, Inc., having since changed its name to PGIL, Inc., a Delaware corporation.