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 09:33 4pgs
Fees:18.00 Taxes:0.00
20010328-0029633

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map Parcel Number(s):
Premier Graphics Holding, Inc. 70 Timber Creek Drive, Suite 5 Cordova, Tennessee 38018	Premier Graphics Holding, Inc. 70 Timber Creek Drive, Suite 5 Cordova, Tennessee 38018	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, **MGCREDREP, INC.**, a corporation organized under the laws of the State of Delaware ("Grantor"), does hereby bargain, sell, remise, release, quitclaim and convey unto **PREMIER GRAPHICS HOLDING, 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.

Affiant

Subscribed and sworn to before me this 6th day of March, 2001

President of Grantor

My commission expires: NAKIA THOMAS
Notary Public, State of New York
No. 01TH6050370
Qualified in Bronx County
Commission Expires Nov. 6, 2002
(Affix seal)

Notary Public

This is improved property, commonly known as:

711 Spence Lane, Nashville, Tennessee 37217

NAKIA THOMAS NOTARY PUBLIC STATE OF NEW YORK

WITNESS this 6 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:

MGCREDREP, INC., a Delaware corporation

By: _____
Name: Miriam Hoffman
Title: President

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, Miriam Hoffman, 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 President of MGCREDREP, INC., a Delaware corporation and the within named grantor, and that he as such President, 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

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

My commission expires:

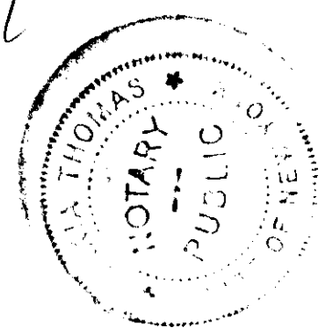


EXHIBIT A

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 MGCREDREP, INC., a Delaware corporation, by deed from PGIL, INC., a Delaware corporation, recorded immediately prior hereto.