THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NOS.:
Mary L. Aronov Baker, Donelson, Bearman & Caldwell 165 Madison Ave., Ste. 2000 Memphis, TN 38103 **WHEN RECORDED RETURN TO:** Joe Vaulx Crockett III Corbett, Crockett & Leckrone American Center, Suite 1050 3100 West End Ave. Nashville, TN 37203	Q Center, LLC 3201 Powell Ave. Nashville, TN 37204	3201 Powell Ave. Nashville, TN 37204	Q Center, LLC 3201 Powell Ave. Nashville, TN 37204	132-3, Parcel 13 and 132-4, Parcel 1.01

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **QW MEMPHIS CORP.**, a Delaware corporation ("Grantor"), for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto **Q CENTER, LLC**, a Tennessee limited liability company, all of Grantor's right, title and interest in and to the following described real estate situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All that certain real estate 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, alleyways, streets, and rights-of way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

The foregoing legal description was taken from the survey of R. Scott Cherry (License No. 1512), 622 West Iris Drive, Nashville, Tennessee 37204, said survey dated November 14, 2000, having been prepared in connection with this conveyance.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers this the 31st day of June, 2002.

QW MEMPHIS CORP.

By: _____

Title: VP-Sec

Davidson County DEEDQC
Recvd: 06/06/02 15:07 5pgs
Fees:27.00 Taxes:0.00

20020606-0069202

ACKNOWLEDGMENT(S)

STATE OF STATE OF CONNECTICUT
COUNTY OF COUNTY OF FAIRFIELD

Before me, CHARLENE A SIMS, a Notary Public in and for the State and County aforesaid, personally appeared KEVIN HAYDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the V.P. of **QW MEMPHIS CORP.**, the within-named bargainor, a corporation, and that he as such V.P., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such V.P..

WITNESS my hand and seal at office, on this the 3 day of JUNE, 2002.

Charlene A Sims
Notary Public

My Commission Expires:

CHARLENE A. SIMS
Notary Public
My Commission Expires Apr. 30, 2004

CHARLENE A. SIMS NOTARY PUBLIC CONNECTICUT

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($-0-).

AFFIANT

SWORN TO AND SUBSCRIBED before me this 5th day of June, 2002.

Notary Public

My Commission Expires:

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

M MLA 653955 v3
0-0 05/31/2002

EXHIBIT "A"
TO
QUIT CLAIM DEED
FROM
QW MEMPHIS CORP.
TO
Q CENTER, LLC

Description Of Real Estate

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the westerly right-of-way line of Powell Avenue, width varies, and the southerly right-of-way line of Hardison Street, 50 feet in width, said existing iron rod being located at Northing: 644,294.36, easting: 1,743,556.65, on the State Plane coordinate system, NAD-83 (1990):

Thence leaving the southerly right-of-way line of Hardison Street with the westerly right-of-way line of Powell Avenue, south 18 deg 18 min 31 sec east, 275.02 feet to an existing iron rod at a corner common with the property of Woodmen of the World Life Insurance Co., as of record in deed book 2546, page 589, at the Register's Office for Davidson County, Tennessee (subsequently conveyed to QW Memphis Corp by deeds of record at Instrument Numbers 20020411-0045334 and 20020411-0045335);

Thence leaving the westerly right-of-way line of Powell Avenue with the northerly property line of Woodmen of the World Life Insurance Co. (QW Memphis Corp.), south 70 deg 55 min 21 sec west, 518.52 feet to an existing iron rod in the easterly right-of-way line of CSX Transportation Railroad, 33 feet from the centerline of the easterly tract:

Thence with the easterly right-of-way line of CSX Transportation Railroad, with a curve to the left, along an arch length of 275.03 feet, the central angle of which is 02 deg 23 min 31 sec, the radius of which is 6588.10 feet, the chord of which is north 19 deg 36 min 03 sec west. 275.01 feet to an iron rod set at a corner common with the Third National Bank in Nashville, Trustee, as of record in deed book 4864, page 499, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad with the southerly property line of Third National Bank in Nashville, Trustee, North 70 deg 55 min 21 sec east, 524.72 feet to the point of beginning, containing 143,179 square feet of 3.287 acres more or less.

BEING the same property conveyed to Graphic Arts Properties, Inc., a Tennessee Corporation, by Deed of Record in Book 4651, page 569, Register's Office for Davidson County, Tennessee. Graphic Arts Properties, Inc. merged into Baird Ward Printing Company, Inc. as of record in Book 8926, page 860. Baird Ward Printing Company, Inc. changed its name to Arcata Graphics Baird Ward, Inc. as of record in Book 6706, page 701. Arcata Graphics Baird Ward, Inc. changed its name to Quebecor Printing Baird Ward, Inc. as of record in Book 8964, page 742. Quebecor Printing Baird Ward, Inc. merged into Quebecor Printing Dickson, Inc. as of record in Book 9057, page 723. The said Quebecor Printing Dickson, Inc. changed its name to Quebecor World Dickson, Inc. pursuant to Articles of Amendment filed with the Secretary of State on September 1, 2000. Quebecor World Dickson, Inc. has since merged

into QW Memphis Corp. as evidenced by a Certificate of Merger filed with the Secretary of State on January 16, 2002.