Davidson County DEEDWARR
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This document was prepared by:
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4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
FREDERICK W. VON COLLN 120 20TH AVENUE SOUTH NASHVILLE, TN 37203	SAME	92-16-194 & 92-16-195

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **FREDERICK W. VON COLLN**, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **MIDTOWN PRINTING, INC.**, a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the said **FREDERICK W. VON COLLN**, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 3, on the Plan of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, of record in Book 161, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 13, 1995, as follows:

BEGINNING at an iron rod in the South margin of Broadway, said point being the Northwest corner of Charles S. Hirshberg, of record in Deed Book 4434, page 773, Register's Office for Davidson County, Tennessee, and also being the Northeast corner of the herein described tract; thence leaving said road margin, South 48 degrees 57 minutes 41 seconds East 191.54 feet to a railroad spike in the North margin of Division Street, said point being the Southwest corner of the aforementioned Charles S. Hirschberg, and also being the Southeast corner of the herein described tract; thence with said road margin, South 50 degrees 19 minutes 04 seconds West 49.10 feet to an iron rod between Tract Nos. I and II; thence leaving said road margin, North 49 degrees 22 minutes 54 seconds West 180.47 feet to an iron rod in the South margin of Broadway; thence with said margin, North 37 degrees 24 minutes 47 seconds East 49.88 feet to the point of BEGINNING.

TRACT II:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 3, on the plan of J.W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, of record in Book 161, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 13, 1995, as follows:

BEGINNING at an iron rod in the South margin of Broadway, said point being the Northeast corner of Fintry Holdings Limited, of record in Deed Book 9234, page 890, Register's Office for Davidson County, Tennessee, and also being the Northwest corner of the herein described tract; thence with said road margin, North 37 degrees 24 minutes 47 seconds East 17.30 feet to an iron rod between Tract Nos. I and II, the Northeast corner of the herein described tract; thence leaving said road margin, South 49 degrees 22 minutes 54 seconds East 180.47 feet to an iron rod in the North margin of Division Street, thence with said road margin, South 50 degrees 19 minutes 04 seconds West 16.00 feet to an iron rod, said point being the Southeast corner of the aforementioned Fintry Holdings Limited, and also being the Southwest corner of the herein described tract; thence with said line, North 49 degrees 52 minutes 06 seconds West 176.82 feet to the point of Beginning.

BEING the same property conveyed to MIDTOWN PRINTING, INC., by deed from Robert L. York, unmarried, of record in Book 9794, page 990, Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 Broadway, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And MIDTOWN PRINTING, INC. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

MIDTOWN PRINTING, INC. further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Executed this 1st day of July, 2003.

GRANTOR:
MIDTOWN PRINTING, INC.

BY: Toni P. VonCollin
TITLE: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 290,000.00. Subscribed and sworn to before me, this the 1st day of July, 2003.

AFFIANT

Pippa VonCollin
NOTARY PUBLIC

My commission expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Pippa VonCollin, a Notary Public in and for said County and State, personally appeared Toni VonCollin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of MIDTOWN PRINTING, INC., a Tennessee corporation, and that he/she, as such Secretary, being authorized so to do, executed said instrument for the purposes therein contained by signing the name of said corporation as such Mid Town Printing Inc

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2003.

Pippa VonCollin
NOTARY PUBLIC

My commissions expires: 1/27/07