File Box 12
(DBS)

FROM: Peggy Davidson Judith K. Davidson, Trustees of The Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust

TO: James C. McPherson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James C. McPherson	Same	Map 119-5
608 Norris Avenue		Parcel 97
Nashville, Tennessee 37204		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

James C. McPherson
Affiant

Subscribed and sworn to before me, this the 3rd day of October, 2003.

Katherine L. Curry
Notary Public

KATHERINE L. CURRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Comm. Expires: My Commission Expires SEPT. 30, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peggy Davidson, formerly known as Peggy D. Gomer, and Judith K. Davidson, Trustees of the "Capitol Printing, Peggy D. Gomer, and Judith K. Davidson Revocable Trust", hereinafter together called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto James C. McPherson, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more fully described in Exhibit A, attached hereto and made a part hereof by this reference, together with all improvements thereon located and all appurtenant rights and easements, ("Property"):

This conveyance is expressly made subject to Nashville/Davidson County Metropolitan Government real estate taxes for 2003, which have been prorated between the parties and assumed by GRANTEE. This conveyance is also expressly made subject to the following "Permitted Exceptions": (i) rights of the public in streets and highways adjoining the Property; (ii) zoning and building laws, ordinances, resolutions and regulations; and (iii) any real estate taxes and

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Recvd: 10/03/03 16:01 4pgs
Fees:23.00 Taxes:1794.50
20031003-0146652

public improvements which are not delinquent and not yet due and payable; and (iv) covenants, restrictions, reservations and easements of record and all easements. By acceptance of this Special Warranty Deed, GRANTEE acknowledges that Grantee is acquiring this Property AS-IS, WHERE-IS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED.

This property is improved property located at 2522 Grandview Avenue, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said Property to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered and unrestricted by, through, or under GRANTOR except as to the Permitted Encumbrances, to which this conveyance is expressly made subject; except as to the Permitted Encumbrances, GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 3 day of October, 2003.

GRANTOR:

Peggy Davidson

Peggy Davidson, Trustee of the Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust

Trustee Capitol Printing Co Peggy D Gomer and Judith K Davidson Revocable Trust

Judith K. Davidson

Judith K. Davidson, Trustee of the Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust

956007.3

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Davidson, Trustee of The Capitol Printing, Peggy D. Gomer, and Judith K. Davidson Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of October, 2003.

Katherine L. Curry
NOTARY PUBLIC

My Commission Expires: ~~My Commission Expires SEPT. 30, 2006~~

KATHERINE L. CURRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF CONNECTICUT)
COUNTY OF Litchfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith K. Davidson, Trustee of The Capitol Printing, Peggy D. Gomer, and Judith K. Davidson Revocable Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Woodbury, Connecticut, this the 30th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 6-30-05

EMANUELA B... NOTARY PUBLIC CONNECTICUT

956007.3

EXHIBIT A

Property Description

Tract No. I:
Land in Davidson County, Tennessee, being Lot No. 488 on the Map of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 488 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Capitol Printing Company, Inc., a Tennessee corporation, by deed from Bob's Services, Inc. of record in Book 5766, page 864, Register's Office for Davidson County, Tennessee and being the same property conveyed to Peggy D. Gomer and Judith K. Davidson as Trustees of the Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust of record in Book 10795, page 380, Register's Office for Davidson County, Tennessee; as corrected to correct Capitol Printing's name to Capitol Printing Company by instrument of record in Book 10949, page 621, Register's Office for Davidson County, Tennessee.

Tract No. II:
Land in Davidson County, Tennessee, being Lot No. 489 on the Map of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 489 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Capitol Printing Company, Inc., a Tennessee corporation, by deed from Bob's Services, Inc. of record in Book 5766, page 864, Register's Office for Davidson County, Tennessee and being the same property conveyed to Peggy D. Gomer and Judith K. Davidson as Trustees of the Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust of record in Book 10795, page 380, Register's Office for Davidson County, Tennessee; as corrected to correct Capitol Printing's name to Capitol Printing Company by instrument of record in Book 10949, page 621, Register's Office for Davidson County, Tennessee.

Tract No. III:
Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 490 fronts 50 feet on the easterly side of Grandview Drive, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bert W. Davidson and wife, Sadie M. Davidson, by deed from Otis N. Hendrixson as of record in Book 3251, page 295, Register's Office for Davidson County, Tennessee; and by deed from Sadie Virginia Davidson to Bert W. Davidson of record in Book 6917, page 365, said Register's Office. Bert W. Davidson having since died leaving Peggy D. Gomer and Judith K. Davidson as his sole heirs. Peggy D. Gomer and Judith K. Davidson further conveyed the property to Peggy D. Gomer and Judith K. Davidson as Trustees of the Capitol Printing, Peggy D. Gomer and Judith K. Davidson Revocable Trust of record in Book 10795, page 377, Register's Office for Davidson County, Tennessee.