This instrument prepared by: **Stewart Title of Denver**
50 S. Steele St., Suite 600
Denver, CO 80209
Attn: Brianna Hern

FILE NO: 90158640

Davidson County DEEDWARR
Recvd: 10/17/03 09:11 3pgs
Fees:18.00 Taxes:4995.00
20031017-0153807

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Benjamin S. Mitchell and Ann R. Mitchell	Benjamin S. Mitchell and Ann R. Mitchell	Map 60
218 Vaughn's Gap	218 Vaughn's Gap	Parcel 103
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mail-Well I Corporation, a Delaware corporation formerly WISCO II, L.L.C., a Delaware limited liability company** have this day bargained and sold, and do hereby transfer and convey unto the said **Benjamin S. Mitchell and Ann R. Mitchell, husband and wife** ,the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

STATE OF COLORADO
COUNTY OF Douglas

The actual consideration or value whichever is greater, for this transfer is $1,350,000.00

Subscribed and sworn to before me this the 14th day of October 2003.

MY NOTARY COMMISSION
EXPIRES 3/9/04

My commission expires: _____

(Affix Seal)

Affiant

Herbert H. Davis III
Sr. Vice President - Corporate Development
and Chief Legal Officer

Notary Public

This is improved property, known as 540 BRICK CHURCH PARK DRIVE, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th day of October, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MAIL-WELL I CORPORATION, A DELWARE CORPORATION
FORMERLY WISCO II, L.L.C., A DELAWARE LIMITED
LIABILITY COMPANY

BY: Herbert H Davis III
Name: ~~Herbert H. Davis III~~
Title: ~~Sr. Vice President - Corporate Development~~
and Chief Legal Officer

STATE OF COLORADO
COUNTY OF Douglas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herbert H. Davis III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/~~her~~self to be the Sr. V.P. & CLO of MAIL-WELL I CORPORATION, A DELAWARE CORPORATION the within named bargainor, and that he/~~she~~ executed the foregoing instrument as Sr. V.P. & CLO, for the purpose therein contained, on behalf of said CORPORATION.

Witness my hand and seal at office in Douglas County, Colorado, this 14th day of October, 2003.

SHAWNA KOVAC NOTARY PUBLIC STATE OF COLORADO

MY NOTARY COMMISSION EXPIRES 3/9/04

Shawna Kovac
Notary Public

My Commission Expires:

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matter shown on Plan of re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, Register's Office, Davidson County, Tennessee.
3. Subject the Restrictive Covenants of Brick Church Business Park Subdivision of record in Book 8255, page 536, Register's Office, Davidson County, Tennessee.
4. Subject to Deed is Conveyance o*f record in Book 7893, page 459; Book 8664, page 92, Book 8664, page 97, Register's Office, Davidson County, Tennessee.
5. Termination of Ingress and Egress Easement and Dedication of Utility Easement recorded as Instrument No. 20031017-0153806, Register's Office of Davidson County, Tennessee.

EXHIBIT A

LAND in Davidson County, Tennessee, described as follows:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 6B on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and being the property of the American Envelope Company, as of record in Deed Book 8676, page 508, and being bounded on the North by Parkwood Community Club, Inc., as of record in Deed Book 6402, page 122, the South terminus of Aldrich Lane, and Lot 5, of Brick Church Business Park, Phase Two, as of record in Plat Book 7900, page 188, on the East by the West right-of-way line of Brick Church Park Drive, on the South by Lot 6A on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and on the West by Metro Government, as of record in Deed Book 4893, page 635, and the PHP Ministries, Inc., as of record in Instrument No. 200307080093788 and being more particularly described as follows:

BEGINNING at an iron rod at the Northeast corner of this tract, said rod being located In the West right-of-way line of Brick Church Park Drive at a corner common with Lot 5;

Thence with the West right-of-way line of Brick Church Park Drive along a curve to the left, the central angle of which is 40 deg 00 min 53 sec the radius of which is 310.00 feet, the chord of which is South 24 deg 58 min 11 sec West, 212.13 feet along an arc length of 216.50 feet to an iron rod;

Thence South 04 deg 57 min 41 sec West, 186.15 feet to an iron rod at a corner common with lot 6A;

Thence with Lot 6A North 85 deg 02 min 19 sec West, 103.99 feet to an iron rod;

Thence North 81 deg 32 min 19 sec West, 245.67 feet to an iron rod in the East property line of Metro Government;

Thence with Metro Government North 04 deg 57 min 41 sec East, 446.34 feet to an iron rod in the South property line of Parkwood Country Club, Inc.;

Thence with Parkwood Country Club, Inc., North 85 deg 45 min 10 sec East, 281.41 feet to an iron rod disturbed at a corner common with Lot 5;

Thence with Lot 5 South 45 deg 01 min 23 sec East, 188.01 feet to the POINT OF BEGINNING.

Containing: 173,373 sq. ft. or 3.980 acres, more or less

Being the same property conveyed to WISCO II, L.L.C., a Delaware limited liability Company, by quitclaim deed of record in Book 9762, page 113, Register's Office Davidson County, Tennessee, WISCO II, L.L.C. merged into Mail-Well I Corporation, a Delaware corporation, by Certificate of merger recorded in Instrument #200004240040078, Register's Office, Davidson County, Tennessee.