SPECIAL WARRANTY DEED

FROM: NATIONAL SERVICE INDUSTRIES, INC., a California corporation, Grantor
TO: NATIONAL ENVELOPE-NASHVILLE EQUITY LLC, a Delaware limited liability company, Grantee

This instrument was prepared by:
Susan E. Foxworth, Esq.
King & Spalding LLP
1180 Peachtree Street, NE
Atlanta, GA 30309-3521

Davidson County DEEDWARR
Recvd: 04/10/06 10:36 6 pgs
Fees:33.00 Taxes:8880.00
20060410-0040934

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
333 Earle Ovington Boulevard Uniondale, New York 11553	National Envelope-Nashville Equity LLC 333 Earle Ovington Boulevard Uniondale, New York 11553	106 00 0 002.00 106 00 0 001.03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION FOUR HUNDRED THOUSAND DOLLARS and NO/100 Dollars ($2,400,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of March, 2006.

MARCY U. KAISER
NOTARY PUBLIC, State of New York
No. 4788172
Qualified in New York County
Commission Expires May 31, 1907

Notary Public

My Commission Expires: 5/31/07

FOR AND IN CONSIDERATION OF the sum of TWO MILLION FOUR HUNDRED THOUSAND DOLLARS and NO/100 Dollars ($2,400,000.00), the receipt and sufficiency of

which are hereby acknowledged, NATIONAL SERVICE INDUSTRIES, INC., a California corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto NATIONAL ENVELOPE-NASHVILLE EQUITY LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon and all appurtenant rights to easements, streets, alleys and other rights of way adjacent to or abutting such parcel (collectively, the "Property").

The Property is improved property known as 888 Elm Hill Pike, Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURES ON NEXT PAGE]

Witness the hand of Grantor's duly authorized officer as of the 4th day of April, 2006.

NATIONAL SERVICE INDUSTRIES, INC.,
a California corporation

By: Carol Ellis Morgan
Carol Ellis Morgan, President

STATE OF GEORGIA)
COUNTY OF DEKALB)

Before me, Carol Sowell, a Notary Public of said County and State, personally appeared Carol Ellis Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of National Service Industries, Inc., the within named bargainor, a California corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by herself as President.

Witness my hand and seal this 23rd day of March, 2006.

Carol Sowell
Notary Public

My Commission Expires: January 5, 2009

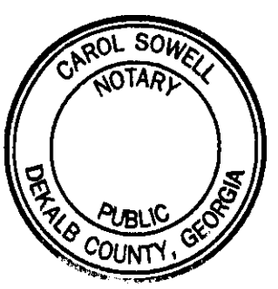


EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being parts of Lots Nos. 30 and 31 on the corrected plan of the William B. Lewis Home Place, as of record in Book 21, Page 146, Register's Office for said County, described according to a survey made by Hickerson-Hickerson, Engineers, April 4, 1964, as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point being south 83 degrees 08 minutes east 400 feet from the northeast intersection of said Elm Hill Pike and Fesslers Lane, as shown on said survey; thence north 6 degrees 52 seconds east 493.1 feet to an iron pin in the southerly right-of-way of Interstate Highway I-40, of record in Book 3069, page 562, said Register's Office; thence with said Interstate right-of-way, south 51 degrees 29 minutes east 468.3 feet; thence south 6 degrees 52 minutes west 249.6 feet to the northerly margin of Elm Hill Pike; thence with the same, north 83 degrees 08 minutes west 400 feet to the beginning, containing 3.41 acres, more or less.

Including but excluding therefrom a tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from the national Linen Properties, Inc., of record in Book 3905, page 851, said Register's Office, being part of lots Nos. 30 and 31 on the corrected plan of the William B. Lewis Home Place, as of record in Book 21, page 146, said Register's Office, described as follows:

Beginning at a point on the present north margin of Elm Hill Pike, said point being south 83 degrees 08 minutes east 400 feet from the present northeast intersection of said Elm Hill Pike and Fessler's Lane; thence north 6 degrees 52 minutes east 20 feet to a point in the new relocated north margin of Elm Hill Pike; thence easterly along a curve to the left on the new relocated north margin of Elm Hill Pike 101.67 feet to a point at the end of said curve; thence easterly 298.83 feet along the new relocated north margin of Elm Hill Pike to a point, thence south 6 degrees 52 minutes west 21.6 feet to a point in the present north margin of Elm Hill Pike; thence with the same north 83 degrees 06 minutes west 400 feet to the point of beginning and containing 8,000 square feet.

TRACT 2

Land in the Sixteenth Councilmatic District of Davidson County, Tennessee, described according to a survey made by Southern Land and Associates, Inc., dated August 27, 1979, as follows:

BEGINNING at the northeast intersection of Interstate I-40 and Elm Hill Pike, thence in a northwesterly direction along the northerly margin of Elm Hill Pike, North 83 degrees 19 minutes 46 seconds west a distance of 373.29 feet to an iron pin, tence North 6 degrees 40 minutes 14 seconds east a distance of 229.60 feet to an iron pin, , said iron pin being on the southerly side of Interstate I-40; thence running southeasterly along the

southerly margin of Interstate I-40, South 51 degrees 44 minutes 06 seconds East a distance of 438.25 feet to an iron pin, the point of beginning.

Being the same property conveyed to National Service Industries, Inc., a Georgia corporation by Limited Warranty Deed from National Service Industries, Inc., a Delaware corporation of record in Book 10262, Page 638, Register's Office for Davidson County, Tennessee. The said National Service Industries, Inc., a Georgia corporation having since merged into NSI Enterprises, Inc., a California corporation. The said NSI Enterprises, Inc., a California corporation having since changed its name to National Service Industries, Inc., a California corporation.

EXHIBIT B

Permitted Exceptions

1. Taxes assessed against the Property for the year 2006, not yet due and payable.

2. Lack of direct access to Highway I-40 from the Property, such right of access having been granted to the State of Tennessee by deed recorded in Book 3069, page 562, Register's Office for Davidson County, Tennessee.

3. Property Line and Easement Agreement of record in Book 6095, page 901, in the aforesaid records.

4. South Central Bell Right of Way and Easement of record in Book 8035, page 969, in the aforesaid records.