Davidson County DEEDWARR
Recvd: 01/25/08 11:14 3 pgs
Fees:18.00 Taxes:2331.00
20080125-0008060

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, III **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2008. Notary Public My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
A-Plus Reprographics, LLC 636 Division Street Nashville, TN 37203	OWNER	093-14-0-574

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE D. NEUTZLER AND WIFE, SARA L. NEUTZLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **A-PLUS REPROGRAPHICS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of property located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee; Being Lot 1 on the plan of Section One Hundred Sixteen, Edgehill Estates as recorded September 16, 1976 in Book 5060, Page 17 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) at the northerly right-of-way line of Division Street (ROW Varies) and Seventh Avenue South (ROW Varies) the said rod being the southwest corner of the hereon-described property;

Thence, following the northerly right of way line of said Seventh Avenue South, North 01 deg 59 min 25 sec West for a distance of 98.87 feet to an iron rod (new) being at the northwest corner of the hereon described property, and a common corner of the CSX Transportation;

Thence, leaving said Seventh Avenue South and following said CSX Transportation, North 88 deg 05 min 35 sec East for a distance of 125.00 feet to a concrete monument (old), said monument being the northeast corner of the hereon described property;

Thence, continuing with the said CSX Transportation, South 01 deg 59 min 25 sec East for a distance of 86.47 feet to an iron rod (new) on the northern right-of-way of said Division Street, said rod being the southeast corner of the hereon described property;

Thence, following said right-of-way, on a curve to the right, said curve having a radius of 870.00 feet, an arc length of 99.09 feet and a chord of South 66 deg 41 min 32 sec West for a distance of 99.03 feet to a point;

Thence, continuing with said right-of-way, on a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.16 feet and a chord of North 55 deg 59 min 47 sec West for a distance of 40.47 feet to the point of beginning;

Containing 13,656 square feet of 0.313 acres +/-

Being the same property conveyed to George D. Neutzler and wife, Sara L. Neutzler by Warranty Deed from Shirley A. Redmond of record in Instrument No. 20030516-0067448, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5060, page 17, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4220, Page 723, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease by and between George Neutzler and Sara Neutzler and A-Plus Reprographics, LLC of record in Instrument No. 20061108-0139199, Register's Office for Davidson County, Tennessee.

5. Memorandum of Assignment of Lease by and between George Neutzler and Sara Neutzler and A-Plus Reprographics, LLC of record in Instrument No. 20070910-0108662, Register's Office for Davidson County, Tennessee.

This is improved property known as 636 Division Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 24 day of Jan, 2008.

George D. Neutzler

Sara L. Neutzler

By: George D. Neutzler
George D. Neutzler as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE D. NEUTZLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of January, 2008.

Notary Public

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/2/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **GEORGE D. NEUTZLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **ATTORNEY-IN-FACT FOR SARA L. NEUTZLER**, the bargainor, and that as said Attorney-in-fact he executed the within instrument for the purposes therein contained by signing the name of Sara L. Neutzler his free act and deed.

WITNESS my hand, at office, this 24th day of January, 2008.

Notary Public

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/2/2011