BILL GARRETT, Davidson County
Trans: T20090040667 DEEDWARR
Recvd: 06/18/09 10:16 3 pgs
Fees: 18.00 Taxes: 647.50
20090618-0056702

File No. 21731-6

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Procolor, Inc. 551 Veritas Street Nashville, TN 37211	New Owner	Map 133-05 Parcels 032 and 033

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ROBERT L. STEWART AND WIFE SARITA M. STEWART, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PROCOLOR, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I (Parcel 32):
LAND in Davidson County, Tennessee being Lot No. 374 on the Map of Sunrise Heights Second Addition, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

TRACT II (Parcel 33):
LAND in Davidson County, Tennessee being Lot No. 372 on the Map of Sunrise Heights Second Addition, as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robert L. Stewart and wife Sarita M. Stewart by Deed from Marvin Edward Binkley and wife Joy G. Binkley and Joseph Edward Binkley and wife Lynn Binkley, of record in Instrument Number 20021014-0125602, Register's Office for Davidson County, Tennessee, and by Deed from Marvin Edward Binkley and wife Joy G. Binkley, of record in Instrument Number 20021014-0125603, said Register's Office.

This is improved property know as 549 & 551Veritas St., Nashville, TN 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor do further covenant and bind themselves, their 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 persons whomsoever.

IN WITNESS WHEREOF, the Grantors execute this instrument this 17th day of June 2009.

Robert L. Stewart

Sarita M. Stewart

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 Robert L. Stewart and wife Sarita M. Stewart, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of June 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this
17 day of June 2009

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the plan of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4241, Page 989, and Book 4241, Page 986, said Register's Office.