BILL GARRETT, Davidson County
Trans:T20100043120 DEEDTRS
Recvd: 07/14/10 11:20 4 pgs
Fees:23.00 Taxes:20253.06
20100714-0055194

FROM: JAMES R. KELLEY
SUBSTITUTE TRUSTEE

TO: BEACON PRINTING & GRAPHICS, INC.
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Beacon Printing & Graphics, Inc. 2500 West Loop South, Suite 500 Houston, TX 77027	SAME	Map 106 Parcel 73

This instrument prepared by: Neal & Harwell, PLC, 150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,473,800.00.

AFFIANT

Subscribed and sworn to before me, this the 14th day of July, 2010.

Lisa K. Brian
NOTARY PUBLIC

LISA K. BRIAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-4-2013

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated March 7, 2001, of record in Instrument No. 20010328-0029635, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Premier Graphics, Inc. conveyed to Mid-South Title Corporation, Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a certain Loan Agreement dated July 16, 2002, which Loan Agreement is fully described in the Deed of Trust, hereinafter referred to as the "Loan Agreement"; and

WHEREAS, default having occurred in the payment of the Loan Agreement, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared certain indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Instrument No. 20100409-0026929, Register's Office for Davidson County, Tennessee, appointed James R. Kelley, Substitute Trustee, in the place and stead of Mid-South Title Corporation, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed James R. Kelley, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, James R. Kelley, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m., on July 14, 2010, at the front steps of the entrance to the office of the Register of Deeds at 501 Broadway, Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in *The Tennessean*, a newspaper of general circulation in Davidson County, Tennessee, on June 18, June 25 and July 2, 2010; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Beacon Printing & Graphics, Inc., was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:10 a.m., by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, James R. Kelley, Substitute Trustee, pursuant to the credit bid of Beacon Printing & Graphics, Inc., acknowledges the credit in the amount of Five Million Four Hundred Seventy Three Thousand Eight Hundred Dollars ($5,473,800.00) against the indebtedness evidenced by the Note which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Beacon Printing & Graphics, Inc., its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land lying in Davidson County, Tennessee, being Parcel 73 on the Tax Map 106, T.A.O.D.C., Tennessee and recorded in Deed Book 7297, Page 659, R.O.D.C., Tennessee and more particularly described in a survey by R. L. Montoya, Land Surveying, Inc. as follows:
>
> Beginning at an iron pipe in the South West corner of this described parcel and in the East margin of Spence Lane, continuing along said margin, North 24 degrees, 42 minutes, 00 seconds, West 336.09 feet to an iron rod in the North West corner of said parcel, thence, North 72 degrees, 09 minutes, 15 seconds, East, 501.68 to an iron rod, thence in a North East direction, North 17 degrees, 50 minutes, 44 seconds, East, 30.68 feet to an iron rod, thence along the Northern Property Line, South 67 degrees, 50 minutes, 50 seconds, East, 635.80 feet to an iron rod in the

North East corner of said parcel, thence South 9 degrees, 7 minutes, 24 seconds, West 234.29 feet to an iron pin, thence along the Southern Property Line, North 67 degrees, 05 minutes, 33 seconds, West, 676.35 feet to an iron pin, thence in a South West direction, South 21 degrees, 04 minutes, 40 seconds, West, 205.69 feet to an iron rod, thence continuing along said property line, North 65 degrees, 34 minutes, 37 seconds, West, 529.50 feet to the point of beginning.

Being the same property conveyed to Premier Graphics, Inc. by deed from Premier Graphics Holding, Inc., of record in Instrument No. 20010328-0029634, said Register's Office.

This is improved property known as 711 Spence Lane, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Beacon Printing & Graphics, Inc., its successors and assigns, forever; and James R. Kelley, Substitute Trustee, does hereby transfer, assign, and set over unto Beacon Printing & Graphics, Inc., all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

CONCURRENT with the sale of the herein referenced Property, James R. Kelley, Substitute Trustee, acting for and under the instruction of the secured party also conducted a sale under the Uniform Commercial Code of certain personal property as referenced in Schedule A attached hereto, which was located on, used in connection with, or related to the premises. Beacon Printing & Graphics, Inc., being the highest and best bidder, did also purchase the personal property referenced herein, and James R. Kelley, Substitute Trustee acting for and under the instruction of the secured party, for the same good and valuable consideration, does by these presents hereby sell, transfer, assign and set over all of the secured party's right, title and interest in and to said personal property, but not further or otherwise.

IN WITNESS WHEREOF, the said James R. Kelley, Substitute Trustee, has executed this instrument on this the 14th day of July, 2010.

JAMES R. KELLEY, Substitute Trustee

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 James R. Kelley, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of July, 2010.

Lisa K. Brian
NOTARY PUBLIC

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-4-2013