Davidson County DEEDWARRSP
Recvd: 08/15/12 10:55 5 pgs
Fees:28.00 Taxes:6751.02
20120815-0073014

Certificate of Authenticity

I, Chasnea L. Crabtree, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Jennifer Maxwell, a notary public for this county and state, Chasnea Crabtree who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

JENNIFER F MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
06-19-2013

LTIC File No.

STATE OF TEXAS
COUNTY OF DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 1,824,600.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF August 2012.

DANETTE DYKEMA
My Commission Expires
April 2, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-2-15

THIS INSTRUMENT PREPARED BY:

DLA Piper LLP (US), 1717 Main Street, Suite 4600, Dallas, Texas 75201

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
2500 West Loop South, Suite 500 Houston, Texas 77027	NEW OWNER	Parcel 73, Tax Map 106

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BEACON PRINTING & GRAPHICS, INC.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MCQUIDDY PRINTING COMPANY PROPERTY, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Please see attached Exhibit "A" for legal description.

This conveyance is made subject to the following:

Please see attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set forth herein, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the GRANTOR, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 2 day of November, 2011.

Jerry L. Hyde

By: Jerry L. Hyde

Title: President

STATE OF TEXAS}
COUNTY OF HARRIS}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry L. Hyde with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Beacon Printing + Graphics an TEXAS corporation, and that as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Houston, Texas, **this** 2nd **day of** November, **2011**.

K J Kirk

NOTARY PUBLIC

My Commission Expires: 7-20-13

K. J. KIRK
My Commission Expires
July 20, 2013

EXHIBIT A

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 comer 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 comer 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. Further conveyed to Beacon Printing & Graphics, Inc. by Instrument No. 201007140055194.

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

EXHIBIT B

EXCEPT AS SPECIFICALLY SET FORTH IN THIS SPECIAL WARRANTY DEED DATED NOVEMBER 2, 2011, OR THE DEED IN LIEU OF FORECLOSURE AGREEMENT DATED SEPTEMBER 22, 2011, BETWEEN GRANTOR AND GRANTEE, AS AMENDED, THE PROPERTY IS BEING CONVEYED WITHOUT ANY REPRESENTATION, WARRANTY OR ASSURANCE WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE STATUS OF TITLE TO OR THE MAINTENANCE, REPAIR, CONDITION, DESIGN OR MARKETABILITY OF THE PROPERTY, OR ANY PORTION THEREOF, INCLUDING BUT NOT LIMITED TO (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, (c) ANY RIGHTS OF GRANTEE UNDER APPROPRIATE STATUTES TO CLAIM DIMINUTION OF CONSIDERATION, (d) ANY CLAIM BY GRANTEE FOR DAMAGES BECAUSE OF DEFECTS, WHETHER KNOWN OR UNKNOWN, OR LATENT, WITH RESPECT TO THE PROPERTY, (e) THE FINANCIAL CONDITION OR PROSPECTS OF THE PROPERTY AND (f) THE COMPLIANCE OR LACK THEREOF OF THE PROPERTY WITH GOVERNMENTAL REGULATIONS, SUCH THAT THE PROPERTY IS BEING CONVEYED AND TRANSFERRED IN ITS PRESENT CONDITION AND STATE OF REPAIR, "AS-IS" AND "WHERE IS", WITH ALL FAULTS.