ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lee Way Motor Freight, Inc.	Lee Way Motor Freight, Inc.	Map 106-9
3000 West Reno (Street Address)	3000 West Reno (Street Address)	Parcels 59, 60, 61, and 62
Oklahoma City, Oklahoma 73107 (City) (State)	Oklahoma City, Oklahoma 73107 (City) (State)	

STATE OF Georgia

COUNTY OF Fulton

BOOK 4643 PAGE 360

WARRANTY DEED

THIS INDENTURE, made this 8 day of September, 1972, by and between THEATRES SERVICE COMPANY, a corporation created and existing by virtue of the laws of the State of Georgia and doing business at 830 Willoughby Way, N.E., Atlanta, in the County of Fulton, State of Georgia (hereinafter sometimes referred to as "Grantor"), and LEE WAY MOTOR FREIGHT, INC., a Delaware corporation of 3000 West Reno, Oklahoma City, Oklahoma (hereinafter sometimes referred to as "Grantee"),

W I T N E S S E T H :

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid by Grantee to Grantor at or before the execution and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto Grantee, the following described tracts or parcels of land (hereinafter referred to collectively as the "Premises"), subject to those items set forth hereinbelow:

PARCEL I

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Burns Industrial Subdivision, as of record in Book 3600, page 73, Register's Office, aforesaid County. Said Lot No. 4 fronts 200.0 feet on the south margin of Tredco Drive and extends back between parallel lines 268.4 feet to a line on the rear, measuring 200.0 feet thereon. Being the same property conveyed to Theatres Service Company by deed from Tower Real

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This deed was prepared by:
Julian D. Nealy
Hansell, Post, Brandon & Dorsey
3300 First National Bank Tower
Atlanta, Georgia 30303

Estate Development Corp., of record in Book 3761, Page 105, Register's Office, aforesaid County, as corrected by deed of correction by and between Tower Real Estate Development Corp. and Theatres Service Company, of record in Book 3827, Page 223, Register's Office, aforesaid County, being improved property located on Tredco Drive, Nashville, Tennessee.

Parcel I as described hereinabove is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and a current inspection of said Parcel I would disclose.

2. All mechanics' and materialmen's liens and other lien claims, if any, of which no notice appears of record.

3. Easements as shown on Plan of record in Book 3500, Page 91, Register's Office, aforesaid County, as corrected by corrected plat of record in Book 3600, page 73, aforesaid County.

4. All easements, restrictions, and reservations affecting the Premises and recorded in Davidson County, Tennessee, from May 1, 1964, at 12:30 P.M. to the date first above written.

PARCEL II

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of the Burns Industrial Subdivision, as of record in Book 3600, Page 73, Register's Office, aforesaid county. Said Lot No. 5 fronts 100.0 feet on the south side of Tredco Drive and extends back between parallel lines 268.4 feet to a line in the rear measuring 100.0 feet thereon. Being the same property conveyed to Theatres Service Company by deed from Tower Real Estate Development Corp., of record in Book 3787, Pages 424, 425, and 426, Register's Office, aforesaid County, as corrected by deed of correction by and between Tower Real Estate Development Corp. and Theatres Service Company, of record in Book 3827, Page 227, Register's Office, aforesaid County, being improved property on Tredco Drive, Nashville, Tennessee.

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Parcel II as described hereinabove is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and currect inspection of said Parcel II would disclose.

2. All mechanics' and materialmen's liens and other lien claims, if any, of which no notice appears of record.

3. Any road, way, stream, or easement, if any, not shown of record, and riparian rights and the title to any filled-in lands.

4. Easements and setback lines as shown on Plan of record

in Book 3500, Page 101, Register's Office, aforesaid County, as corrected by corrected Plat of record in Book 3600, page 73, aforesaid County.

5. All easements, restrictions, and reservations affecting the Premises and recorded in Davidson County, Tennessee, from July 7, 1964, at 2:48 P.M. to the date first above written.

PARCEL III

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plat of Burns Industrial Subdivision, as of record in Book 3600, Page 73, Register's Office, aforesaid County. Said Lot No. 6 fronts 100.0 feet on the south side of Tredco Drive and extends back between parallel lines in a southerly direction a distance of 268.4 feet to a line on the rear which measures 100.0 feet. Said Lot No. 7 is described as beginning at a point in the southerly margin of Tredco Drive, said point being the common northerly corner of Lots Nos. 6 and 7; thence in a southerly direction a distance of 268.4 feet to a point; thence westerly a distance of 110.9 feet to a concrete monument; thence north 3 degrees 39 minutes east a distance of 244.1 feet to a concrete monument; thence in a northeasterly direction a distance of 38.5 feet to a concrete monument in the southerly margin of Tredco Drive; thence easterly along the southerly margin of Tredco Drive a distance of 78.3 feet to the point of beginning. Being the same property conveyed to Theatres Service Company by deed from Tower Real Estate Development Corporation; of record in Book 3862, page 97, Register's Office, aforesaid County, being improved property on Tredco Drive, Nashville, Tennessee.

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Parcel III is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and current inspection of said Parcel III would disclose.

2. All mechanics' and materialmen's liens and other lien claims, if any, of which no notice appears of record.

3. Any road, way, stream, easement not shown of record, and riparian rights and the title to any filled-in lands.

4. The Plan of record in Book 3600, Page 73, Register's Office, aforesaid County, shows an owner's Certificate, a 10-foot easement for public utility purposes along the rear line as recommended by the Metropolitan Health Department and in no case be less than 30 feet.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining.

TOGETHER WITH all fixtures, furniture, and equipment, except motor vehicles, tires, parts, tools and similar items, located

on said Parcels I, II, and III, said fixtures, furniture, and equipment being accepted by Grantee in their present condition with no warranty, whether of merchantability or of fitness for any purpose or otherwise and no guaranty of any sort being made or given as to the condition of said items.

The Premises described hereinabove and all improvements thereto are hereby conveyed in their condition as of the date first above written, no warranty or guaranty respecting said condition being made or given by Grantor, its successors or assigns.

TO HAVE AND TO HOLD the said Premises to the Grantee, its successors and assigns, subject to those items set forth hereinabove.

And the Grantor, for itself and for its successors and assigns does hereby covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises above conveyed, subject to those items set forth hereinabove; and has full power, authority, and right to convey the same, subject to those items set forth hereinabove, and that said Premises are free from all encumbrances, except for those items set forth hereinabove, and that it will forever warrant and defend the said Premises and the title thereto against the lawful claims of all persons whomsoever, except for claims arising in connection with those certain items which the Premises is conveyed subject to as set forth hereinabove.

This deed is executed pursuant to authority given by the Board of Directors of Grantor.

IN WITNESS WHEREOF, Grantor hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its Chairman of the Board, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Allan Post

Katina M. Sams

Notary Public, Georgia, State at Large
My Commission Expires March 31, 1973

THEATRES SERVICE COMPANY,
a Georgia corporation

By: Paul W. Smith (SEAL)
PRESIDENT

[CORPORATE SEAL]

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IDENTIF. REFERENCE

STATE OF Georgia

COUNTY OF Fulton

OCT 4 9 58 AM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Before me Katrina M. Davis, a Notary Public in and for the State and County aforesaid, personally appeared Paul W. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the Theatres Service Company, a Georgia corporation, the within named bargainor, and that he as such President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Atlanta, Georgia, this 8 day of Sept., 1972.

Katrina M. Davis (SEAL)

Notary Public

My commission expires: Notary Public, Georgia, State at Large My Commission Expires March 31, 1973.

The actual consideration for this transfer or value of property (whichever is greater) is $308,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard W Champlin General Counsel for Mgr Motion Freight, Inc.

Richard H. Champlin

Sworn to and subscribed before me this 8th day of September, 1972.

Geraldine Tillett

Notary Public

My commission expires:
October 7, 1974.

OCT-4??	CONV	*	308,000.00		
OCT-4??	S'TAX		A* 800.80		
OCT-4??	PR'FEE		A* .50		
OCT-4??	W'DEED		A* 10.00	*	811.30