THIS INSTRUMENT PREPARED BY:
W. Robert Hancock, Jr.
Troutman, Sanders, Lockerman
& Ashmore
Suite 1600
One Ravinia Drive
Atlanta, Georgia 30346

Address of New Owner:	Send Tax Bills to:	Map Parcel No.
FFE Transportation Services, Inc. 318 Cadiz Street Dallas, Texas 75207	FFE Transportation Services, Inc. P.O. Box 225888 Dallas, Texas 75265	Formerly 22040 currently taxed as a utility 79-52

SPECIAL WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS SPECIAL WARRANTY DEED, made this 26th day of September, 1985, between RTC TRANSPORTATION, INC., successor by name change to Refrigerated Transport Co., Inc. ("Grantor"), a Georgia corporation, and FFE TRANSPORTATION SERVICES, INC. ("Grantee"), a Texas corporation with its principal offices located at 318 Cadiz Street, Dallas, Texas 75207. The words "Grantor" and "Grantee", as used herein, shall include their respective heirs, successors, transfers and assigns where the context requires or permits.

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) and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, assigned, conveyed and transferred, and by these presents does grant, bargain, sell, assign, convey and transfer unto said Grantee all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular the rights, members and appurtenances in and to the Property anywise appertaining or belonging to, including, but not limited to, any rights to any public or private streets or other such rights-of-way abutting or adjacent to the Property.

TO HAVE AND TO HOLD said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in fee simple.

AND SAID Grantor shall warrant and forever defend the right and title to the above-described Property unto said Grantee against any and all claims made by, through or under Grantor, excepting only those claims arising by reason of or under those matters set forth in Exhibit "B", attached hereto and by this reference incorporated herein.

This conveyance is made subject to that certain Deed of Trust recorded in Book 5843, Page 847, Register's Office of Davidson County, Tennessee, which secures an outstanding principal indebtedness of $337,500.00, which debt Grantee hereby assumes and agrees to pay pursuant to its terms and conditions.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed under seal and delivered, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Witness

"GRANTOR"

RTC TRANSPORTATION, INC., successor by name change to Refrigerated Transport Co., Inc.

By: _____
Its: _____

Attest: _____
Its: Asst Secy

[CORPORATE SEAL]

STATE OF GEORGIA

COUNTY OF FULTON

The actual consideration for this transfer or value of property (whichever is greater) is $ 700,000.00 . This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of September, 1985.

Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 12, 1989

[AFFIX NOTARIAL SEAL]

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, a notary public in and for said State and County, personally appeared Richard A. Beauchamp and Alan Selby, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Assistant Secretary of RTC Transportation, Inc., the within named Grantor, a Georgia corporation, and that they, as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and Assistant Secretary.

WITNESS my hand this 26th day of September, 1985.

Notary Public

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Mar. 12, 1989

[AFFIX NOTARIAL SEAL]

EXHIBIT "A"

BOOK 6667 PAGE 108

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cockrill Bend Industrial Subdivision, Section 5, of record in Book 5800, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof, as shown on corrected plat of record in Book 6663, page 355, aforesaid records.

Together with the Easement granted in Book 5843, page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Refrigerated Transport Co., Inc. by deed from Cockrill Bend Associates, of record in Book 5843, page 839, Register's Office for Davidson County, Tennessee, as re-recorded in Book 5843, page 839, Register's Office for Davidson County, Tennessee.

3 9 9 3 8

IDENTIFICATION REFERENCE

SEP 27 2 02 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "B"

The Permitted Title Exceptions

BOOK 6667 PAGE 109

1. Deed of Trust executed by Refrigerated Transport Co., Inc. to The Citizens and Southern National Bank, Trustee, of record in Book 5843, page 847, Register's Office of Davidson County, Tennessee, to secure the payment of one note dated October 1, 1981, in the original principal amount of $450,000.00, principal balance remains of $337,500.00.

2. Recorded plan of record in Book 5800, page 23, Register's Office for Davidson County, Tennessee.

3. The agreement to maintain a private road of record in Book 5843, page 830, Register's Office for Davidson County, Tennessee.

4. Encroachments overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.

5. Taxes for 1985 and subsequent years.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6667 PAGE 110

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

700000.00- CAMT.
1820.00 CSTAX
.50 PRFEC
15.00 WDEED
CHECK 1835.50-
1145A09/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39938

IDENTIFICATION REFERENCE

SEP 27 2 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176749