Box 35

MAP 106-13
PARCEL 172.2

WARRANTY DEED

New Owner +

This instrument prepared by

LEDBETTER & GOOLSBY
P.O. Box 715
Cookeville, Tennessee 38501

SEND TAX BILLS TO:
Name ABC- Treadco, Inc.
Address P.O. Box 48
City Fort Smith State Ark Zip 72902

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the 1985 property taxes will by paid by the grantor herein,

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Averitt Express, Inc.

ABC TREADCO INC.,

have this day bargained and sold, and do hereby transfer and convey unto ~~ABC-Treadco, Inc.,~~ its successors

, ~~heirs~~ and assigns,

hereinafter referred to as "grantees", whether one or more, certain real estate located in the 6th Civil District of Davidson County, State of Tennessee, as follows:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Tract No. 3 on the survey of the subdivision of Burns Property, made by Norris Hickerson, Surveyor, December 12, 1953, and revised by said Surveyor, December 9, 1961, and described according to a survey made by G. Barry Greer & Associates, dated December 16, 1972, as follows:

Beginning at a concrete monument set in the West Right-of-way of Foster Avenue, said monument being the Northeast corner of the Burns Industrial Subdivision, Section 6, as of record in Book 4300, page 14, Register's Office for Davidson County, and being the Southeast corner of the herein described tract; thence with the north boundary of the said subdivision, as approximately defined by a wire fence, South 88° 25' 32" West a distance of 898.21 feet to a concrete monument set at a fence corner; thence leaving said subdivision boundary, North 00° 15' 44" East a distance of 297.05 feet to a concrete monument set at the Southwest corner of Burns Industrial Subdivision, Section 3 as of record in Book 3500, page 101, Register's Office for Davidson County; thence with the South boundary of various sections of Burns Industrial Subdivision (Sections 1, 2 and 3), North 88° 25' 59" East a distance of 891.63 feet to an iron pin set in said West right-of-way of Foster Avenue; thence with said right-of-way, South 01° 00' 17" East a distance of 296.8 feet to the beginning.

This conveyance is made subject to a drainage easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Viking Freight Company, of record in Book 4011, page 54, Register's Office for said County.

This is improved property known as 1301 Foster Avenue, Nashville, Tennessee 37211.

THE PREVIOUS AND LAST conveyance being a Deed from Consolidated Freightways Corp. to Averitt Express, Inc. in Book 6181, page 517 Register's Office of the above county. **TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. It does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 13 day of December, 1985.

AVERITT EXPRESS, INC.

ATTEST: Robert L. Baker, Sec.
Robert L. Baker, Secretary

By: Gary D. Sasser, President
Gary D. Sasser, President

STATE OF TENNESSEE
COUNTY OF _____

PERSONALLY APPEARED before me _____, a Notary Public in and for said County and State, _____

the within named bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at _____ Tennessee, this _____ day of _____, 19 ____.

Commission expires _____ _____ Notary Public

STATE OF
COUNTY OF

BOOK 6744 PAGE 893

PERSONALLY APPEARED before me _____, a Notary Public in and for said County and State, _____

the within named bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at _____, _____, this _____ day of _____, 19 ____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF PUTNAM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary D. Sasser and Lyn Baker, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be President and Secretary of Averitt Express, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, execured the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and Secretary.

Witness my hand and official seal at Cookeville, Tennessee, this 13 day of December, 1985.

My Commission expires:
2/27/89
Notary at Large

Juanita Brown
Notary Public

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is $ 850,000.00

Affiant Joseph B. Fleming Jr.

Subscribed and sworn to before me, this the 23rd day of December, 19 85

My comission expires 12/8/86

Notary Public—Register

STATE OF TENNESSEE, ~~PUTNAM~~ DAVIDSON COUNTY

The foregoing instrument and certificate were noted in Notebook _____, Page _____ at ____ O'clock ____M. _____, 19 ____ and recorded in Warranty Deed Book _____, Page _____.
State Tax Paid $_____ Fee _____ Recording Fee _____ Total $ _____

Witness my hand.

Receipt No. _____ _____ Register

WARRANTY DEED
FROM
AVERITT EXPRESS, INC.
TO
ABC-TREADCO, INC.

IDENTIFICATION REFERENCE

6 3 6 0 5

DEC 26 8 52 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] - CERT.
[illegible] CSTAX
.50 PRFE
6.00 MORT
CHECK [illegible]
[illegible] 12/26/85 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63605

IDENTIFICATION REFERENCE

Dec 26 8 32 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 204469