ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carolina Freight Carriers Corp. (NAME)	Same (NAME)	106-04
P. O. Box 697 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19.00
Cherryville, N.C. 28021 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Amt PD

WARRANTY DEED

For and in consideration of the sum of Eight Hundred Twenty Five Thousand and no/100---------- ($825,000.00)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

SMITH'S TRANSFER CORPORATION, a Virginia corporation, successor pursuant to corporate merger to SMITH'S TERMINAL'S CORPORATION, a former Virginia corporation.

have bargained and sold, and by these presents do transfer and convey unto the said CAROLINA FREIGHT CARRIERS CORPORATION

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 34 as shown on the plan of Section 27, Metropolitan Industrial Park as of record in Book 4470, page 45, R.O.D.C. and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated October 28, 1987, as follows:

Beginning at a point in the northerly margin of Massman Drive, said point being 1,200.68 feet northeasterly from Elm Hill Pike; thence, leaving said northerly margin with the easterly line of property conveyed to Blue Bell, Inc., by deed of record in Book 6414, Page 786, R.O.D.C., N 55 degrees 14 minutes W, 707.86 feet to a point in the centerline of Mill Creek; thence, with said centerline N 18 degrees 48 minutes E, 210.00 feet to a point; thence, continuing with said centerline N 67 degrees 10 minutes E, 234.63 feet to a point; thence, with the westerly line of property conveyed to Third National Bank, Trustee by deed of record in Book 5797, page 151, R.O.D.C., S 55 degrees 14 minutes E, 639.91 feet to a point in the northerly margin of Massman Drive; thence with said margin S 34 degrees 46 minutes W, 400.00 feet to the point of beginning, containing 287,970 square feet or 6.61 acres, more or less.

BEING the same property conveyed to Smith's Terminal's Corporation by deed of record in Book 4526, page 173, Register's Office for Davidson County, Tennessee.

This is improved (xx) unimproved ( ) property, known as 733 Massman Drive (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of November, 1987.

Affective the 1st day of December, 1987.

SMITH'S TRANSFER CORPORATION, successor to
SMITH'S TERMINAL'S CORPORATION

ATTESTED: J.P. Bigger, Secretary

BY: M.M. McFarlin (Title) Vice President

BOOK 7414 PAGE 959

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

My commission expires Notary Public

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Johnson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared M. M. McFarlin and J. P. Bigger 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 Vice President and Secretary respectively of Smith's Transfer, ~~Corporation~~ Corporation, the within named bargainor, a corporation, and that they as such Vice President and Secretary, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said M.M. McFarlin as Vice President and attesting the same by the said J. P. Bigger as Secretary.

Witness my hand and seal, at office in Johnson County, Kansas, this 25th day of November, 1987.

D. William Hankins
G. William Hankins Notary Public

My Commission expires December 23, 1990

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF Johnson

The actual consideration for this transfer or value of property (whichever is greater) is $ 825,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

M. M. McFarlin

Sworn to and subscribed before me
this 25th day of November, 1987.

My commission expires December 23, 1990 Notary Public D. William Hankins
G. William Hankins

This instrument was prepared by:
Devereaux D. Cannon, Jr., Attorney, 344-4th Avenue North, Nashville, Tennessee 37219
Name Address

8 6 5 8 3

IDENTIFICATION REFERENCE

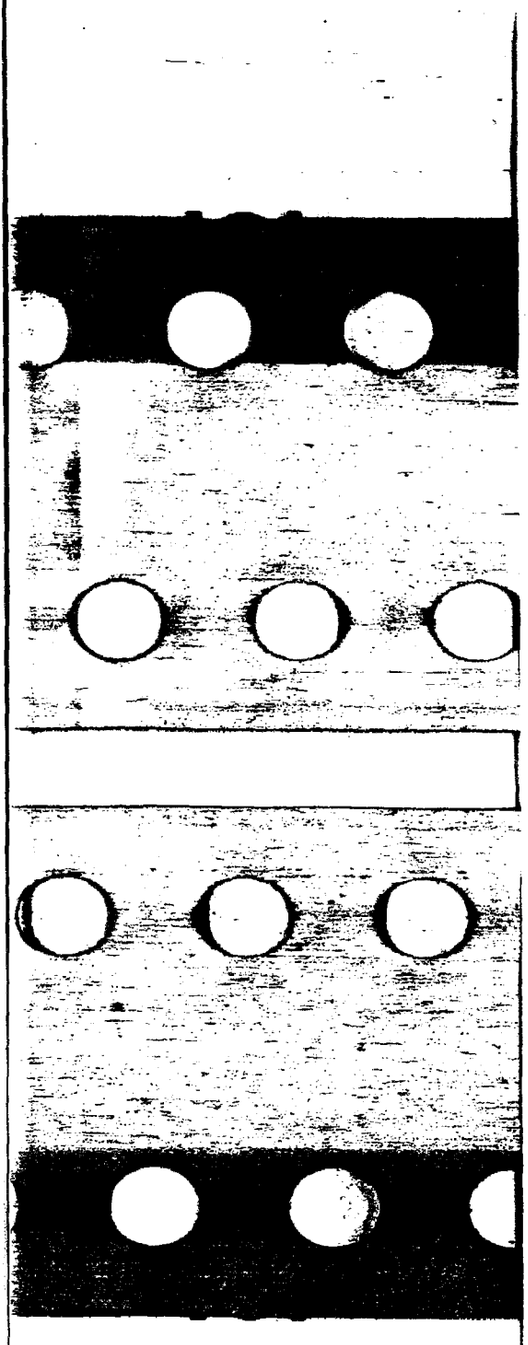
Dec 1 2 26 PM '87
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7414 PAGE 960

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			825000.00-	CAMT.
			23.10	CSTAX
			.50	PRFEE
			6.00	WDEED
	VD		23.10-	CSTAX
			2310.00	CSTAX
			CHECK	2316.50-
	7346A	12/01/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.5 8.3.

IDENTIFI REFERENCE

DEC 1 2 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40426