35246

BOOK 7557 PAGE 979

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

IDENTIF. REFERENCE

MAY 31 3 41 PM '88

KEITH WILSON REGISTER
DAVIDSON COUNTY TN

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
JONES TRUCK LINES, INC. c/o Lane & Edson, P.C. 2300 M. Street, N. W. ~~Washington D. C. 20037~~	Same	Map No. 94-13 Parcel No. 120

FOR AND IN CONSIDERATION of the sum of One Million Five Hundred Fifty Thousand Dollars ($1,550,000.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, C & J CARTAGE CO., INC., hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto JONES TRUCK LINES, INC., hereinafter called the grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Fesslers Lane, being property conveyed to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5159, Page 406, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey prepared by Barge, Waggoner, Sumner and Cannon, by William C. Watson, Licensed Surveyor, Job No. 6163-02, dated April 7, 1988, as follows:

Beginning at an iron pin in the westerly margin of Fesslers Lane, said iron pin being N 04 deg. 00' E, 345 feet, more or less, from the centerline of Calhoun Avenue; thence leaving said westerly margin with a northerly line of Lot No. 1 on the Plan of Fesslers Park, as of record in Book 5210, Page 166, Register's Office for Davidson County, Tennessee, S 89 deg. 54' W, 600.0 feet to a point; thence, with an easterly line of said Lot No. 1, N 00 deg. 06' W, 400.0 feet to a point in the southerly line of Lot No. 2 as shown on said Plan of Fesslers Park; thence, with said southerly line N 89 deg. 54' E, 628.7 feet to an iron pin in the westerly margin of Fessler's Lane; thence with said margin S 04 deg. 00' 05" W, 401.0 feet to the point of beginning, containing 245,746 square feet or 5.64 acres, more or less.

Being the same property conveyed to C & J Cartage Co., Inc., by deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in Book 7552, Page 975, Register's Office for Davidson County, Tennessee.

The maximum principal indebtedness for Tennessee recording tax purposes is $1,550,000.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, its successors and assigns, forever; and the grantor does covenant with the said grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WHEREVER 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 my hand this the 31st day of May, 1988.

C & J CARTAGE CO., INC.

By: Robert J. Leroy
Robert J. Leroy, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ROBERT J. LEROY, 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 C & J CARTAGE, CO., INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporaiton by the said President as such President.

WITNESS my hand and seal on this the 31st day of May, 1988.

Jo Ann Smith
Notary Public

My Commission Expires: March 11, 1991

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00

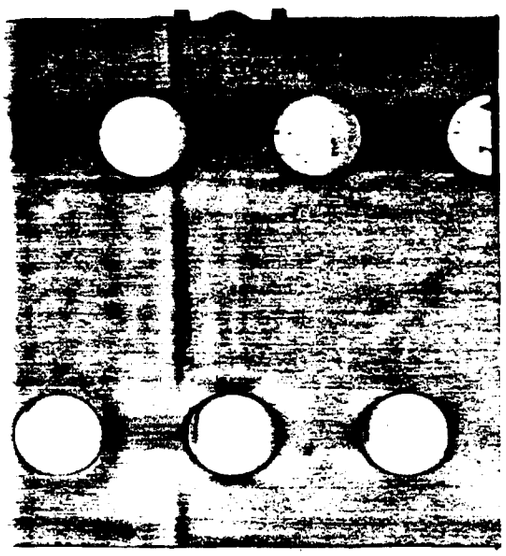
Affiant
Attorney-in-fact
of Grantee

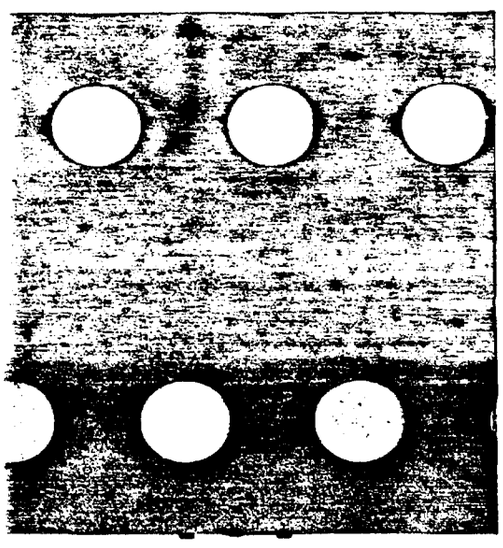
Sworn to and subscribed before me on this the 31st day of May, 1988.

Jo Ann Smith
Notary Public

My Commission Expires: March 11, 1991

2692 05/31 0101 03CHECK 4346.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7557 PAGE 981

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

CAMT
1550000.00
CON TX 4340.00
PRFEE 0.50
WDEED 6.00
TOTAL 4346.50
CHECK 4346.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/88 01 15:43 0001 2692

35246

IDENTIFICATION REFERENCE

MAY 31 3 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96820