This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 10th day of February, 1989.

Notary Public
My Commission Expires:
January 11, 1992

NOTARY PUBLIC AT LARGE

08352

FEB 10 3 29 PM '89

RECEIVED

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
International Distribution Systems, Inc.

SEND TAX BILLS TO: International Distribution Systems, Inc.
c/o Gary Waller
5201 Maryland Way
Brentwood, Tennessee 37027

MAP-PARCEL NUMBERS: 082-09-0 234.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nashville Elevator Company, Inc., a Tennessee Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto International Distribution Systems, Inc., a Kentucky corporation, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

See Exhibit A

This is improved property, known as 1324 Second Avenue, Nashville, Tennessee.

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. 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.

THIS TRANSFER is subject to the following:

a. Easements of the Tennessee Central Railway Company for spur tracks now existing along the easterly boundary of said property.

b. Agreement of record in Book 343, page 361, Register's Office for Davidson County, Tennessee, between W. J. Miller and Louisville and Nashville Railroad Company, concerning the location, maintenance, and upkeep of railroad spur tracks adjacent to said premises.

c. Deed of Easement for alley purposes granted to City of Nashville, of record in Book 2443, page 411, said Register's Office.

d. Matters shown on Survey of John Kohl and Company, P.C., dated September 2, 1986.

Witness my hand this 10th day of February, 1989.

Nashville Elevator Company, Inc.

By: Phillip Sleigh, Vice President
Phillip Sleigh, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Phillip Sleigh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Nashville Elevator Company, Inc., a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of February, 1989.

Notary Public

My Commission Expires: January 11, 1992

NOTARY PUBLIC AT LARGE

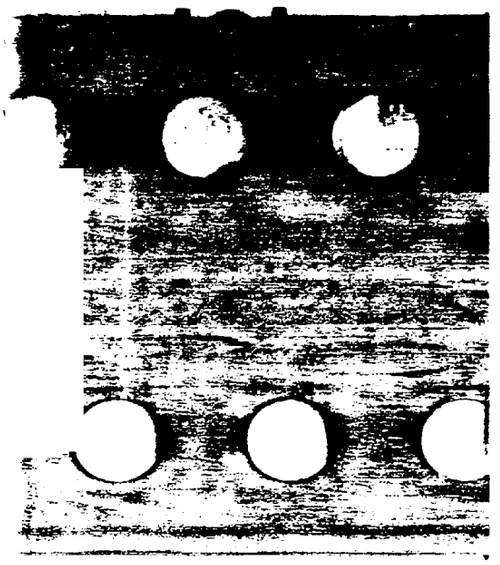
EXHIBIT A

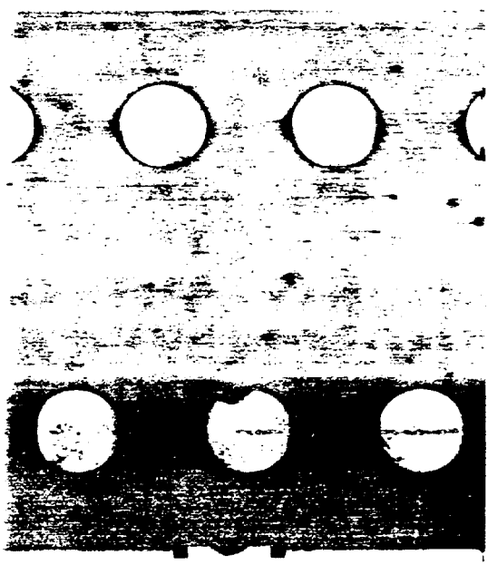
Being a tract or parcel of land lying in Nashville, Davidson County, Tennessee, and containing Lot Nos. 41, 42, 43, 44, 53, 54, 55, and 56, on the Plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the northeasterly right-of-way of Second Avenue North (formerly Market Street) and the northwesterly right-of-way of Monroe Street, said point being the southwesterly corner of Lot No. 41, on the plan of Hugh W. McGavock's Addition to Nashville; thence, continuing along said right-of-way of Second Avenue North, North 29 deg. 08' 09" W. 574.39 feet to the intersection of the northeasterly right-of-way of Second Avenue North and the southeasterly right-of-way of Taylor Street, said point being the most westerly corner of the herein described property; thence, continuing along said right-of-way of Taylor Street, North 61 deg. 09' 37" E. 365.60 feet to the intersection of the southeasterly right-of-way of Taylor Street and the Southwesterly right-of-way of First Avenue North (formerly Water Street); thence, continuing along the southwesterly right-of-way of First Avenue North, S. 29 deg. 08' 10" E. 572.96 feet to the northwesterly right-of-way of Monroe Street, said point being the southeasterly corner of Lot No. 56, on the Plan of Hugh W. McGavock's Addition of Nashville; thence continuing along said right-of-way of Monroe Street, South 60 deg. 56' 12" W. 365.60 feet to the point of beginning and containing 209,735 square feet or 4.815 acres, more or less.

Being the same property conveyed to Nashville Elevator Company, Inc., a Tennessee corporation, by deed from Reber F. Boult and W. H. Morrison, Jr., Trustees, of record in Book 7089, page 861, Register's Office of Davidson County, Tennessee.

6462 02/10 0101 03CHECK 5124.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 977

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 5115.00
PRFEE 0.50
WDEED 9.00
TOTAL 5124.50
CHECK 5124.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/10/89 01 15:34 0001 6462

08352

IDENTIFICATION

FEB 10 3 29 PM '89

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

No. 180939