SPECIAL WARRANTY DEED BOOK 8396 PAGE 7

FROM: Harding & Ogborn, a Nebraska partnership made up of professional corporations, Grantor

TO: Red Arrow Delivery Service Co., Inc., a Tennessee corporation, Grantee

This instrument was prepared by:
Lea W. Stouffer
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Red Arrow Delivery Service Co., Inc. 1230 Antioch Pike Nashville, Tenn. 37211	SAME	Map 134/Parcel 117 Field Book Numbers 5DU 13121

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Eighty-Five Thousand and No/100 Dollars ($285,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of July, 1991.

Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Eighty-Five Thousand and No/100 Dollars ($285,000.00), the receipt and sufficiency of which are hereby acknowledged, Harding & Ogborn, a Nebraska partnership made up of professional corporations, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Red Arrow Delivery Service Co., Inc., a Tennessee corporation, Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the 5th, formerly 7th, Civil District of Davidson County, State of Tennessee, and legally described as follows:

TRACT I:

Described according to a survey made September 16, 1929 by John Wilkes, Civil Engineer, as follows:

Beginning in the center of the Mill Creek Valley Road at the southeast corner of the School lot; running thence with the center of said road South 45 deg. East 159 feet; South 53 deg. East 350 feet; thence leaving said road and running North 10 1/2 deg. East 208 feet; thence South 79 1/2 deg. East 9 feet; thence North 10 1/2 deg. East, passing through a well, 20 feet; thence North 79 1/2 deg. West 9 feet; thence North 10 1/2 deg. East 408 feet to the center of the right-of-way of the N. C. & St. L. Railway; thence with the center of said right-of-way North 55 deg. West 289 feet; thence South 40 deg. West 320 feet to the northerly line of said School lot; thence with the northerly line of said lot, South 45 deg. East 89 feet to the northeast corner thereof, thence with the east line of said lot, South 40 deg. West 241 feet to the beginning, containing 5 1/4 acres, more or less.

TRACT II:

A strip of land three by twenty feet, described partly according to a survey made June 10, 1935, by Erle Drake, County Surveyor, for said county as follows:

Beginning at a point North 10 deg. 30' East 208 feet from the center of Mill Creek Valley Road in the southwest corner of a tract of land conveyed to Clarence B. Turner and wife, Ethel J. Turner by deed from Mrs. Gertrude Gay, et al, of record in Book 794, page 209, Register's Office for said County; and running thence North 10 deg. 30' East 20 feet; thence South 79 deg. 30' East 3 feet; thence South 10 deg. 30' West 20 feet; thence North 79 deg. 30' West 3 feet to the point of beginning.

Less and except the following:

Beginning at a point, said point being identified by an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike approximately 672 feet west of the intersection of Candy Lane and Antioch Pike, and being the southwest corner of a parcel of land conveyed to B.W. Vaughan et ux by deed from Helen Mae Sims of record in Book 4442, page 641, Register of Deeds office for said county, and being the southeast corner of the TSC property described above; thence North 11 degrees 40 minutes 27 seconds East 173.61 feet to a concrete monument being the Northwest corner of said B.W. Vaughan et ux property and the Southwest corner of a parcel of land conveyed to Howard Steven George, et ux, by deed from Howard F. George and Mary T. George of record in Book 5690, page 651, Register of Deeds Office for said county; thence north 11 degrees 40 minutes 27 seconds East 9.0 Feet; Thence South 78 degrees 19 minutes 33 seconds East 9.0 feet; North 11 degrees 40 minutes 27 seconds East 20 feet; thence North 78 degrees 19 minutes 33 seconds West 9.0 feet; thence North 11 degrees 40 minutes 27 seconds East 290.41 feet to an iron pin in the southern boundary of the 200 foot right-of-way of the CSX Transportation Company railroad, being the northerlymost point of the subject parcel and the northeast corner of the Theatre Services Company parcel and the northwest corner of the Howard Steven George parcel; thence south 38 degrees 03 minutes 03 seconds West 441.75 feet to an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike; thence with

said Northerly margin of Antioch Pike South 51 degrees 57 minutes 38 seconds East 219.04 feet to the point of beginning, containing 1.11 acres, more or less. Being the same property as described according to a survey made March 6, 1986 by Tidwell Associates, Inc.

Being the same property conveyed to Harding & Ogborn, a Nebraska partnership made up of professional corporations, by Trustee's Deed from Joseph B. Pitt, Jr., Trustee, of record in Book 8394, page 4, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1232 Antioch Pike, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantee.

2. Easement for right-of-way for Antioch Pike of record in Book 2547, page 303, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of Mill Creek Valley Road, now known as Antioch Pike.

4. Rights of the Railroad under a Charter Right-of-Way.

It is expressly understood and agreed that the leasehold estate created by that certain Lease Agreement by and between Redcliff Investment Corporation and Grantee, a Short Form of which appears of record in Book 8376, page 198, said Register's Office, shall by operation of law merge into the fee simple estate granted hereby, and said Lease shall be of no further force and effect.

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 Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its heirs, 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 claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness its hand this 10th day of July, 1991.

HARDING & OGBORN

BY: Harding & Ogborn, P.C. of Colorado, general partner of Harding & Ogborn

By: Dale R Brockmeier
Dale R. Brockmeier
Secretary

STATE OF COLORADO)
COUNTY OF DENVER)

Before me, Rebecca A Hfrey, a Notary Public of said County and Sate, personally appeared Dale R. Brockmeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of HARDING & OGBORN P.C. OF COLORADO, the General partner of HARDING & OGBORN, the within named bargainor, a partnership, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Secretary of HARDING & OGBORN P.C. OF COLORADO, the General Partner.

Witness my hand and seal, at Office in Denver, Colorado, this 10th day of July, 1991.

Rebecca H. Alfrey
Notary Public

My commission expires: 10/22/94.

REBECCA H. ALFREY NOTARY PUBLIC OF COLORADO

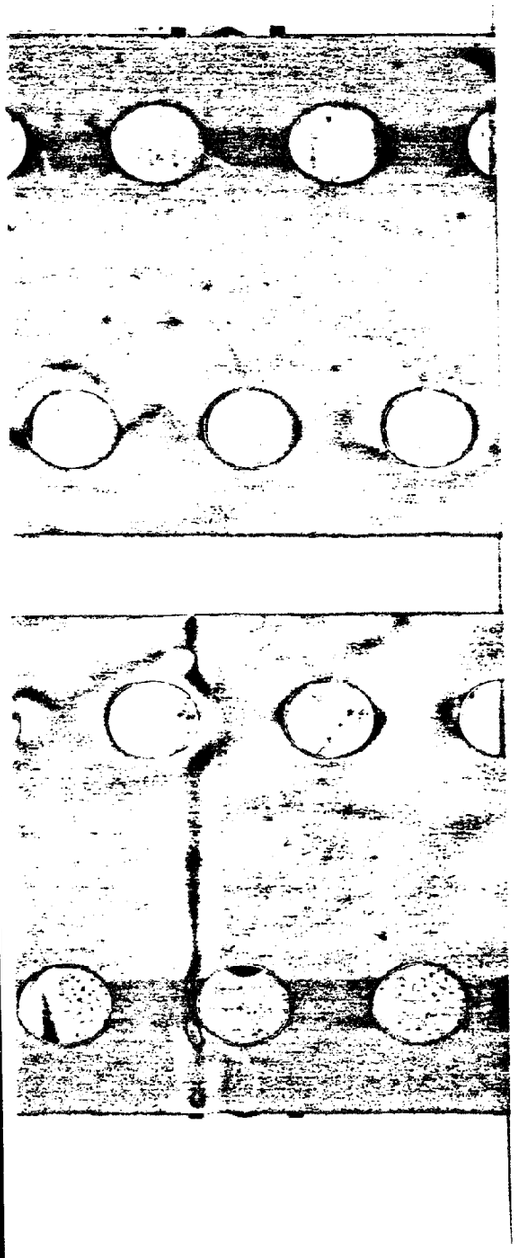
30095

IDENTIFICATION REFERENCE

Jul 11 3 07 PM '91

FELIX Z WILSON IT REGISTER
DAVIDSON COUNTY, TN

0834 07/11 0101 03CHECK 1067.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8396 PAGE 11

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CU TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 12.00
TOTAL 1067.50
CHECK 1067.50

07/11/91 01 15:09 0001 0834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30095

IDENTIFICATION REFERENCE

Jul 11 3 07 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 439861