BOOK 8533 PAGE 971

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Arkansas Freightways Corporation 2200 Forward Drive Post Office Box 840 Harrison, AR 72601	175-00-120	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty-Two Thousand Three Hundred Seventy-Five and No/100 DOLLARS ($652,375.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, INTERCHANGE CITY ASSOCIATES, LTD., L.P. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to ARKANSAS FREIGHTWAYS CORPORATION (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters shown on Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property, known as Tract 208, Interchange City, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $652,375.00.

Affiant

Subscribed and sworn to before me this 23 day of January, 1992.

Notary Public
My Commission Expires: 5-22-93

NOTARY PUBLIC AT LARGE

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23 day of January, 1992.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

By: AFPC EQUITY INVESTORS, LTD.,
General Partner

By: _____
W. Gerald Ezell,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gina L. Long, Notary Public, W. GERALD EZELL, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged himself to be a general partner of AFPC Equity Investors, Ltd., a limited partnership, and that said limited partnership is a general partner of Interchange City Associates, Ltd., L.P., a limited partnership, and is authorized by AFPC Equity Investors, Ltd., said limited partnership being authorized by Interchange City Associates, Ltd., L.P. to execute this instrument on behalf of Interchange City Associates, Ltd., L.P.

WITNESS my hand, at office, this 23 day of January, 1992.

Gina L. Long
Notary Public
My Commission Expires: 5-22-93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WP/LEMICASWD

EXHIBIT A

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A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Tract 208, on the plan of Interchange City, as shown on an unrecorded Plat, lying on the north side of Corporate Place, a 60-foot road, being more particularly described as follows:

Beginning at an existing iron pin on the north right-of-way line of Corporate Place that is 474.47 feet eastwardly, along said right-of-way line from the southeast corner of the northeasterly return curve at the intersection of Corporate Place and Heil Quaker Boulevard, a 60-foot road; being the southeast corner of Section VIII, Interchange City Industrial Park as recorded in Plat Book 4595, page 89, Register's Office for Davidson County, Tennessee, the property of Maintenance Service Corporation as recorded in Deed Book 4884, page 93, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein-described tract; thence,

(1) With the east boundary line of Section VIII, recorded in Plat Book 4595, page 89, Register's Office for Davidson County, Tennessee, the property of Maintenance Service Corporation as recorded in Book 4884, page 93, Register's Office for Davidson County, Tennessee, and Section XVIII, Interchange City Industrial Park as recorded in Plat Book 4860, page 127, Register's Office for Davidson County, Tennessee, the property of Stamtec, Inc. as recorded in Deed Book 7748, page 175, Register's Office for Davidson County, Tennessee N 5 deg. 42' 29" E, 600.20 feet to an iron pin set; thence,

(2) With a fence, the south boundary line of Heil-Quaker Home Systems, Inc., as recorded in Deed Book 6984, page 157, Register's Office for Davidson County, Tennessee and the property of Heil-Quaker Corporation as recorded in Deed Book 6588, page 493, Register's Office for Davidson County, Tennessee S 85 deg. 26' 45" E, 981.76 feet to an existing iron pin; thence,

(3) With the west boundary line of Lot 3, Resubdivision of Lot 1, Interchange City Industrial Park, Section XXVII as recorded in Plat Book 6900, page 882, Register's Office for Davidson County, Tennessee, the property of PYA/Monarch, Inc., as recorded in Deed Book 7594, page 624, Register's Office for Davidson County, Tennessee and Lot 2, Resubdivision of Lot 1, recorded in Plat Book 6900, page 882, Register's Office for Davidson County, Tennessee, the property of Morrison Incorporated as recorded in Deed Book 7990, page 100, Register's Office for Davidson County, Tennessee, S 5 deg. 49' 21" W, 780.10 feet to an existing concrete monument; thence,

(4) With the north boundary line of Corporate Place N 73 deg. 57' 53" W, 812.39 feet to an existing iron pin; thence,

(5) Westwardly, 181.66 feet along the arc of a curve to the left having a radius of 906.14 feet, a central angle of 11 deg. 29' 11", and a chord bearing and distance of N 79 deg. 42' 29" W, 181.35 feet to the point of beginning and containing 669,020 square feet or 15.359 acres, more or less.

This Tract is a portion of the property conveyed to Interchange City Associates, Ltd., as recorded in Deed Book 6381, page 227, Register's Office for Davidson County, Tennessee.

BK 5533 PG 974

EXHIBIT B

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictions as contained in Book 4673, page 508.

3. Easement(s) granted to Interchange City Associates, Ltd. over land owned by McDowell Development Corporation referred to in Exhibit "A" of Book 6381, pages 227 through 289, at page 289 thereof.

4. Matters as shown on that certain Boundary & Topographic Survey of Tract 208, Interchange City prepared by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1991, last revised January 21, 1992.

WP/LEMICASWD

9223 01/23 0101 03CHECK 2426.88

78680

IDENTIFICATION REFERENCE

JAN 23 1 37 PM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8533 PAGE 975

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

CAMT
652375.00
CON TX 2413.88
PRFEE 1.00
WDEED 12.00
TOTAL 2426.88
CHECK 2426.88

01/23/92 01 13:39 0001 9223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.6.8.0

IDENTIFICATION REFERENCE

JAN 23 1 38 PM '92

DAVIDSON COUNTY, TN

No. 495604