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THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL,
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: **AVERITT PROPERTIES, INC.**, a Tennessee corporation
("GRANTOR")

TO: **STAR TRANSPORTATION, INC.**, a Tennessee corporation
("GRANTEE")

ADDRESS NEW OWNER:

Star Transportation, Inc.
1909 Foster Avenue
Nashville, Tennessee 37224

SEND TAX BILLS:

SAME

01997
IDENTIF. & REFERENCE

93 DEC 29 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

MAP AND PARCEL NUMBERS:

106-9-64
106-9-20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AVERITT PROPERTIES, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto STAR TRANSPORTATION, INC., a Tennessee corporation, its successors and assigns, all of its interest in and to a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Being a tract of land in Davidson County, Tennessee, and described as follows: Beginning on a corner in the East margin of Polk Avenue, and being Merchandising Export and Distribution, Inc. Southwest corner; thence with the East margin of Polk Avenue S 01° 12' W 925.55' to a corner; thence N 87° 07' W 100.72' to a corner of Neely Coble Corporation; thence with Neely Coble Corporation S 07° 07' W 124.81' to a corner of Neely Coble; thence on with Neely Coble S 84° 10' E 180.19' to a corner in the margin of Seaboard Railroad; thence with the margin of Seaboard Railroad N 47° 30' E 772.72' to a corner in the West margin of Foster Avenue; thence with the West margin of Foster Avenue N 01° 24' E 613.28' to the Southeast corner of Merchandising Export and Distribution, Inc.; thence with Merchandising Export and Distribution, Inc. South line N 89° 26' W 337.70'; thence S 01° 03' 66.31'; thence S 89° 15' W 155.72'; thence S 02° 18' E 9.67'; thence N 89° 12' W 134.28' to the beginning. Containing 12.82 acres more or less. Included in the above described tract of land are a storm drain easement and two sanitary sewer easements.

LESS AND EXCEPT those lands conveyed to Neely B. Coble as set forth in Deed recorded in Book 7389, Page 106.

TRACT II:

Being a small triangular part of Lot "G" on the Map showing the Subdivision of the Lands of L. P. Hagan, deceased, of record in Book 843, Page 80, Register's Office for said County, and a part of the South part of Polk Avenue now abandoned and shown on said plan and described according to a copy of a survey thereof made February 10, 1958, by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the Northerly margin of the Writesman lot shown on said plan in the East margin of Polk Avenue as widened and established by decree of record in Minute Book 50, Page 73 of the Third Circuit Court; thence South 88 degrees 33 minutes East along the North line of the Writesman lot passing the Southwest terminus of Polk Avenue at 75 feet, a distance of 100 feet to the West line of Hoover Motor Express Co.; thence with their West line North 01 degree 25 minutes East through the center line of Polk Avenue as abandoned 242.5 feet to a point in the South line of Polk Avenue as now located; thence with the line of the same Southwesterly around a slight curve 259.4 feet to the point of beginning.

BEING the same property conveyed to Averitt Properties, Inc., by Deed of Record in Book 6936, Page 136, less and except Book 7389, Page 106 as to Tract I and Book 7389, Page 100 as to Tract 2, Register's Office for Davidson County, 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 GRANTEE, its successors and assigns, forever.

And 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, except for those items listed on attached **Exhibit "A"**.

And GRANTOR does further covenant and bind itself, it 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.

WITNESS our hand this 28th day of December, 1993.

AVERITT PROPERTIES, INC.

By: Robert L. Baker

Robert L. Baker
Its: Secretary

N VRS48093 V1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JERE M. POOLE, a Notary Public in and for said County and State, personally appeared Robert L. Baker, 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 Secretary of Averitt Properties, Inc. the within named bargainor, a corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Secretary.

WITNESS my hand and seal at office, on this 28th day of December, 1993.

Notary Public

My Commission Expires: 3.25.95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of DECEMBER, 1993.

NOTARY PUBLIC

My Commission Expires: 3.25.95

EXHIBIT "A"

1. Easement for trunk line sewer granted State of Tennessee of record in Book 372, Page 391, generally referred to as the Tennessee Industrial School Sewer Line.

2. Easement granted to Etta Writesman of record in Book 998, Page 588, being an easement for a water line as amended in Book 1298, page 623.

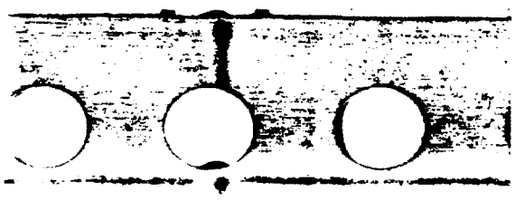
3. Storm Drain and Sanitary Sewer Easements shown on a survey by Thaxton & Bartlett dated July 25, 1986.

4. Easement for Storm Sewer granted City of Nashville as recorded in Book 3530, Page 100.

5. Easements or claims of easements not shown by the public records.

9740 12/29 0101 03CHECK 7787.00

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



RECEIVED OF _____

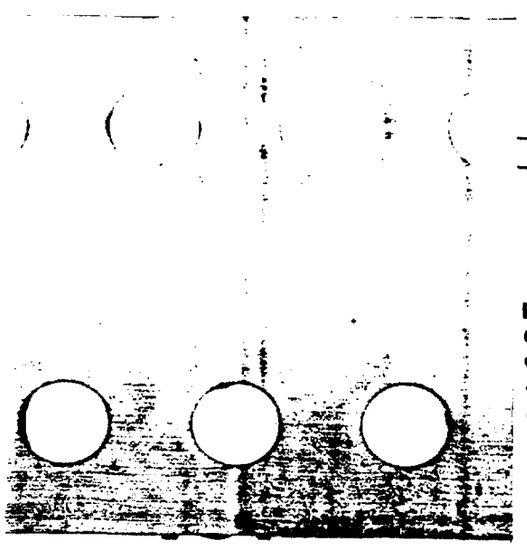
FOR _____

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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 2100000.00
				CON TX 7770.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 7787.00
				CHECK 7787.00
			12/29/93 01	15:52 0001 9740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



01997
IDENTIF. # REFERENCE

93 DEC 29 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 739677