BOOK 9590 PG 159

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.
Fleetco, Inc. P.O. Box 100824 Nashville, TN 37224	Same	Map 94 Parcel 93

FOR AND IN CONSIDERATION OF the sum of Six Hundred Eighty-Four Thousand, Ninety and No/100 Dollars ($684,090.00), the receipt of which is hereby acknowledged, T. W. Shoulders and wife Marian S. Shoulders and W. B. Adams and wife, Dorothy Ann Adams ("Grantors"), have bargained and sold, and by these presents transfer and convey unto Fleetco, Inc. and Sharp Transport, Inc., their successors and/or assigns ("Grantees") as tenants in common, that certain real property located in Davidson County, Tennessee described in Exhibit A hereto.

This conveyance is subject to any and all existing easements and restrictions of record, all matters contained in Exhibit B hereto, and to property taxes for the year 1995.

TO HAVE AND TO HOLD the said tract of parcel of real property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, successors and/or assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the said land to the said Grantees, and their successors and/or assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors (but not further or otherwise), except as to those matters set forth above to which this conveyance is expressly made subject.

32345
IDENTIF. + REFERENCE

95 FEB -7 AM 10: 04
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9748 02/07 0101 03CHECK 2552.17

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the 31st day of January, 1995.

T. W. Shoulders

Marian S. Shoulders (being one and the same person as Mariam Shoulders)

W. B. Adams (being one and the same person as William Boyd Adams and W. Boyd Adams)

Dorothy Ann Adams (being one and the same person as Dorothy A. Adams)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. W. Shoulders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

Notary Public
My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marian S. Shoulders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

Notary Public
My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. B. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

Notary Public
My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Ann Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

Notary Public
My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $684,090.00.

W. B. Adams
Affiant

Sworn to and subscribed before me
this 31st day of January, 1995.

Notary Public
My Commission Expires: 3-21-98

This instrument was prepared by:

Wm. Caldwell Hancock
The Pilcher Building, Suite 300
144 Second Avenue, North
Nashville, Tennessee 37201

EXHIBIT A

TRACT #1:

BEING located in the 15th Civil District, Davidson County, Tennessee, on the southeast side of Lebanon Pike Circle, and being a portion of the property found in Deed Book 6160, page 600, and all the property found in Deed Book 9270, page 294, Register's Office for Davidson County, Tennessee. See Tax Map 94, Parcel 93, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southeast margin of Lebanon Pike Circle, same being the northwest corner of this tract and the northeast corner of Darlene Wood; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 8° 11' 50", a radius of 614.90 feet, a tangent length of 44.06 feet, and a chord of North 43° 53' 57" East 87.90 feet; thence along said curve an arc length of 87.97 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Adams and Shoulders property (5.01 acres as per survey of same date) South 9° 13' 32" West 513.41 feet to an iron rod; thence continuing with line of said Tract #2 and Tract #3 of the Adams and Shoulders property (5.01 acres as per survey of same date) North 53° 11' 18" East 946.88 feet to an iron rod; thence with line of William Donoho South 4° 16' 39" East 182.49 feet to an iron rod; thence South 2° 33' 01" East 362.93 feet to a point on the northwest bank of Mill Creek; thence with northwest bank of Mill Creek South 40° 57' 12" West 683.10 feet to an iron rod; thence South 58° 27' 12" West 244.20 feet to an iron rod; thence leaving creek with G-M Joint Venture South 72° 27' 12" West 107.25 feet to an iron rod, thence North 78° 55' 48" West 184.17 feet to an iron rod; thence with line of Wood North 9° 13' 32" East 1075.17 feet to the point of beginning containing 14.21 acres, more or less, by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated October 24, 1994.

BEING the same property conveyed to William Boyd Adams and wife, Dorothy A. Adams and T. W. Shoulders and wife, Mariam Shoulders, by Deed of Record in Book 6160, page 600, Register's Office for Davidson County, Tennessee.

TRACT #2:

BEING located in the 15th Civil District, Davidson County, Tennessee, on the southeast side of Lebanon Pike Circle and the South side of Lebanon Pike, and being a portion of the property found in Deed Book 6160, page 600 and Deed Book 6764, page 1, Register's Office for Davidson County, Tennessee. See Tax Map 94, Parcel 93, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southeast margin of Lebanon Pike Circle, same being the northwest corner of this tract and the northern most northeast corner of Tract #1 of the Adams and Shoulders property (14.21 acres as per survey of same date), also being 87.97 feet northeast of the northeast corner of Darlene Wood as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 9° 17' 50", a radius of 614.90 feet, a tangent length of 50.00 feet, and a chord of North 35° 09' 07" East 99.67 feet; thence along said curve an arc length of 99.78 feet; thence South 59° 29' 48" East 10.00 feet; thence along a curve

proceeding counter-clockwise, having a deflection angle of 19° 20' 41", a radius of 624.90 feet, a tangent length of 106.51 feet, and a chord of North 20° 49' 52" East 209.98 feet; thence along said curve an arc length of 210.98 feet; thence North 78° 50' 29" West 10.00 feet; thence along a curve proceeding clockwise, having a deflection angle of 14° 35' 42", a radius of 538.00 feet, a tangent length of 68.90 feet, and a chord of North 22° 29' 05" East 136.67 feet; thence along said curve an arc length of 137.04 feet to a concrete monument in the intersection of Lebanon Pike Circle with the South right-of-way of Lebanon Pike; thence with said right-of-way North 56° 37' 38" East 73.10 feet to a concrete monument in said right-of-way; thence leaving road with line of Tract #3 of the Adams and Shoulders property (5.01 acres as per survey of same date) South 15° 47' 56" East 603.37 feet to an iron rod; thence with line of said Tract #1 South 53° 11' 18" West 612.99 feet to an iron rod; thence North 9° 13' 32" East 513.41 feet to the point of beginning containing 5.01 acres, more or less, by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated October 24, 1994.

BEING the same property conveyed to T. W. Shoulders and wife, Marian S. Shoulders and W. B. Adams and wife, Dorothy Ann Adams, by Deed of Record in Book 6764, page 1, Register's Office for Davidson County, Tennessee.

TRACT #3:

BEING located in the 15th Civil District, Davidson County, Tennessee, on the South side of Lebanon Pike, and being a portion of the property found in Deed Book 6160, page 600, Deed Book 6764, page 1 and Deed Book 6632, page 383, Register's Office for Davidson County, Tennessee. See Tax Map 94, Parcel 93, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the South right-of-way Lebanon Pike, same being the northeast corner of this tract and the northwest corner of E. B. Parkerson; thence leaving road with line of Parkerson and William Donoho South 3° 42' 30" East 622.81 feet to an iron rod; thence continuing with line of Donoho South 4° 16' 39" East 32.10 feet to an iron rod; thence with line of Tract #1 of the Adams and Shoulders property (14.21 acres as per survey of same date) South 53° 11' 18" West 333.89 feet to an iron rod; thence with line of Tract #2 of the Adams and Shoulders property (5.01 acres as per survey of same date) North 15° 47' 56" West 603.37 feet to a concrete monument in the South right-of-way of Lebanon Pike; thence with said right-of-way South 88° 38' 51" East 159.92 feet to an iron rod; thence North 8° 38' 49" West 104.10 feet to a concrete monument; thence North 54° 36' 18" East 300.17 feet to the point of beginning containing 5.01 acres, more or less, by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated October 24, 1994.

BEING the same property conveyed to William Boyd Adams and wife, Dorothy A. Adams and T. W. Shoulders and wife, Marian Shoulders, by Deed of Record in Book 6632, page 383, Register's Office for Davidson County, Tennessee.

BOOK 9590PG164

EXHIBIT B

1. Easement(s) to Colonial Pipeline Company, as set forth in instrument recorded in Book 3643, page 39 and Book 5041, page 335. (Tract #1)

2. Easement(s) to Metropolitan Government of Nashville and Davidson County acting by and through Electric Power Board of the Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8208, page 588. (Tract #1)

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 9565, page 726. (Tract #1)

4. Easement for the flow of Mill Creek. (Tract #1)

5. Survey dated 10/24/94, prepared by Carroll Carman, Surveying, Surveyors, indicates the following (as to Tract #1):

   (a) 40' and 20' Drainage Easement as shown on said survey.
   (b) Proposed sewer as shown on said survey.
   (c) TVA easement as shown on said survey.

   ALL as more particularly shown on said survey.

6. Easement(s) to Department of Highways and Public Works of the State of Tennessee, as set forth in instrument recorded in Book 2704, page 437. (Tract #2)

7. Subject to the terms of Lease Agreement of record in Book 7265, page 734. (Tract #2)

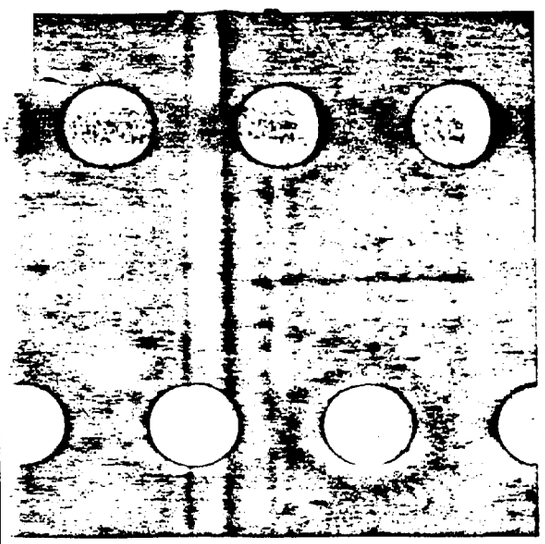
8. Survey dated 10/24/94, prepared by Carroll Carman Surveying, Surveyors, indicates the following (as to Tract #2):

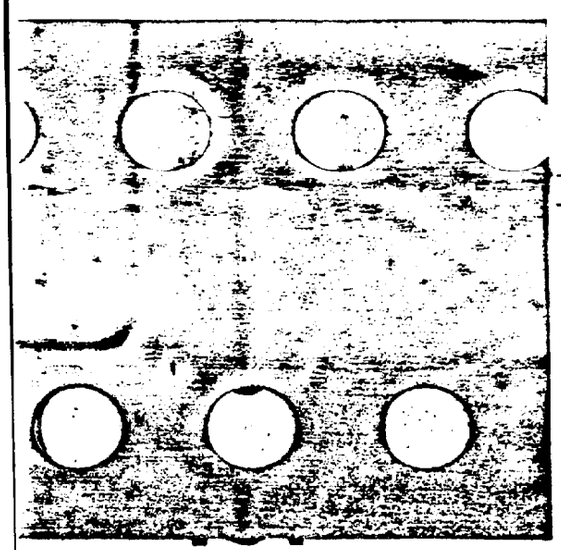
   20' Sewer Easement as shown on said survey.

9. Easement(s) to State of Tennessee for the use and benefit of the Department of Transportation, as set forth in instrument recorded in Book 5226, page 217. (Tract #3)

10. Survey dated 10/24/94, prepared by Carroll Carman, Surveying, Surveyors, indicates the following (as to Tract #3):

    Storm Sewer and storm sewer manhole as shown on said survey.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9590 PG 165

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	
				684090.00
			CON TX	2531.17
			PRFEE	1.00
			WDEED	20.00
			TOTAL	2552.17
			CHECK	2552.17
02/07/95	01	10:05	0001	9748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32345
IDENTIF. ↑ REFERENCE-

95 FEB -7 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879486