This Instrument Was Prepared By:
Jack F. King, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9614 PG 223

Address New Owner(s):
Roadway Express, Inc.
Attn: State Tax Dept.
1077 Gorge Boulevard
P. O. Box 88
Akron, Ohio 44309-0088

Send Tax Bills to
Same

Part of
Map: 50
Parcel: 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Charles A. Wheeler, Jr., Trustee and Charles A. Wheeler, Jr., individually (collectively referred to as the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Roadway Express, Inc., a Delaware corporation, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 1995.

Charles A. Wheeler, Jr., Trustee

Charles A. Wheeler, Jr., Individually

40402
IDENTIF. ⇑ REFERENCE

95 MAR -8 PM 2:36
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Jack F. King Jr, a Notary Public in and for the County and State aforesaid, personally appeared Charles A. Wheeler, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of March, 1995.

Jack F. King Jr
Notary Public

My Commission Expires:
9/21/96

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Jack F. King Jr, a Notary Public in and for the County and State aforesaid, personally appeared Charles A. Wheeler, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of March, 1995.

Jack F. King Jr
Notary Public

My Commission Expires:
9/21/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,443,750.00.

C. A. Wheeler Jr.
Affiant

Subscribed and sworn to before me,
this 8th day of March, 1995.

Jack F. King Jr
Notary Public

My Commission Expires: 9/21/96

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Knight Road and Briley Parkway, being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. dated January 19, 1995 bearing file number 14136-00.

Beginning at the point of intersection of the easterly right-of-way of Knight Road and the northerly right-of-way of Briley Parkway; thence, with said right-of-way of Knight Road, North 06° 29′ 22″ East 34.13 feet to a point, being the southwesterly corner to the property deeded to William B. Armstrong, et. ux. of record in Book 4915, page 741, R.O.D.C.; thence, leaving said Knight Road with Armstrong's southerly line, South 82° 57′ 04″ East 175.65 to the southeasterly corner of said property; thence, with Armstrong's easterly boundary, North 06° 29′ 22″ East 130.00 feet to the northeasterly corner of said property; thence, with Armstrong's northerly boundary, North 82° 57′ 04″ West 175.65 feet to a point in the easterly right-of-way of said Knight Road; thence, with said right-of-way North 06° 12′ 40″ East 186.31 feet to a point, corner to Clay I. Sanders Family Trust of record in Book 8880, page 230, R.O.D.C.; thence, leaving said Knight Road with the boundaries to Sanders, Yates, Brookside Manor Subdivision, and Willow Trace Subdivision, North 57° 59′ 18″ East 1906.66 feet to an existing iron pin, the southwesterly corner of the property deeded to Julia R. White and husband of record in Book 2336, page 415, R.O.D.C.; thence, with the southerly boundary to said property, North 59° 02′ 32″ East 607.74 feet to a point; thence, continuing with said property, South 84° 52′ 05″ East 255.09 feet to a point; thence, South 82° 53′ 40″ East 403.25 feet to a point, the southeasterly corner to said property; thence, with the easterly boundary to said property, North 07° 36′ 14″ East 129.98 feet to a point; thence, leaving said property North 90° 00′ 00″ East 2039.61 feet to a point in the westerly right-of-way of the Interstate 24/Briley Parkway Interchange; thence with said right-of-way with a curve to the right, 31.28 feet to a point, said curve having a radius of 337.00 feet, a central angle of 05° 19′ 05″ a tangent distance of 15.65 feet and a chord of South 47° 28′ 12″ West 31.27 feet; thence, with said right-of-way of Briley Parkway the following calls: South 50° 07′ 44″ West, 379.00 feet to a concrete highway monument; South 48° 40′ 00″ West 199.06 feet to a point; South 28° 51′ 13″ West, 453.68 feet to a concrete highway monument; with a curve to the right, 228.90 feet to a concrete highway monument, said curve having a radius of 305.00 feet, a central angle of 43° 00′ 03″, a tangent distance of 120.15 feet and a chord of South 50° 05′ 40″ West, 223.57 feet; with a curve to the right, 277.35 feet to a concrete highway monument, said curve having a radius of 1256.39 feet, a central angle of 12° 38′ 54″ a tangent distance of 139.24 feet, and a chord of South 80° 12′ 20″ West, 276.79 feet; South 82° 24′ 45″ West, 446.14 feet to a concrete highway monument; South 85° 19′ 02″ West, 619.57 feet to a concrete highway monument; South 79° 20′ 05″ West, 301.38 feet to a concrete highway monument; South 66° 48′ 59″ West, 96.57 feet to a point; with a curve to the left, 694.44 feet to a point, said curve having a radius of 1919.32 feet, a central angle of 20° 43′ 50″, a tangent distance of 351.06 feet, and a chord of South 71° 20′ 40″ West, 690.66 feet; South 60° 58′ 45″ West, 502.58 feet to a point; with a curve to the right, 891.87 feet to a point, said curve having a radius of 1440.00 feet, a central angle of 35° 29′ 10″, a tangent distance of 460.76 feet, and a chord of South 79° 24′ 46″ West, 877.68 feet; North 82° 50′ 41″ West, 147.28 feet to a point; North 72° 41′ 24″ West, 223.76 feet to a point in the easterly right-of-way of Knight Road, the point of beginning, containing 4,192,650 square feet or 96.25 acres, more or less.

Being the same property conveyed to Charles Wheeler, Jr. by deed of record in Book 5670, page 331, Register's Office for Davidson County, Tennessee.

This description was taken from a survey by Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37062 dated January 19, 1995, bearing file number 14136-00 and prepared by Mark E. Sawyer, Registered Land Surveyor No. 1649.

3559 03/08 01:01 03CHECK 5362.69
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EXHIBIT B

1. 1995 Real Estate taxes which have been prorated and assumed by the Grantee.

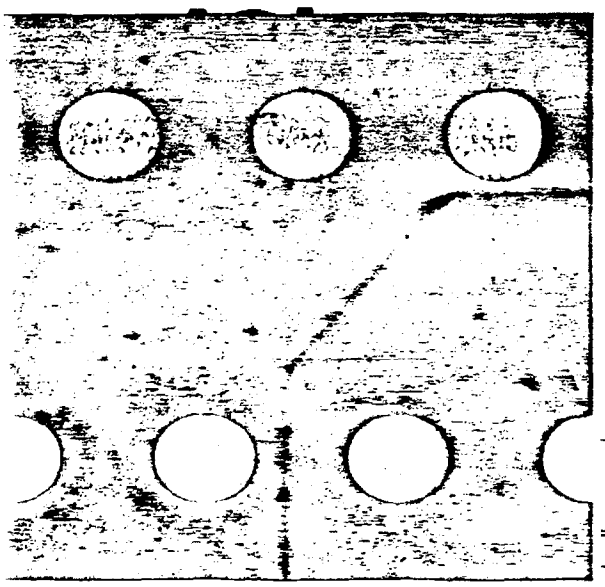
2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7240, page 698.

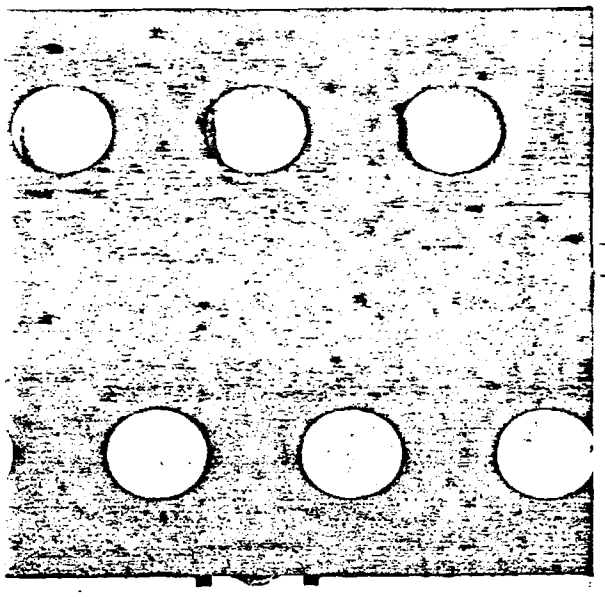
3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6910, page 559.

4. Easement(s) to Walter B. Williams, Trustee, as set forth in instrument recorded in Book 5055, page 368.

5. TVA Easement crossing the westerly portion of subject property as shown on Tax Map 50-99.

7. All matters shown on survey by Barge, Waggoner, Sumner and Cannon dated January 19, 1995 bearing file number 14136-00.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9614 PG 228

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
1443750.00
CON TX 5341.69
PRFEE 1.00
WDEED 20.00
TOTAL 5362.69
CHECK 5362.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/95 01 14:37 0001 8559

40402
IDENTIF. ↑ REFERENCE

95 MAR -8 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 888188