#356437 04/25/95 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (DMS)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED BOOK 9661 PG 625

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
F&F Leasing P. O. Box 8048 Paducah, KY 42002	Same	95-13-34

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, XTRA LEASE, INC., a Delaware corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey, unto F&F LEASING, a Kentucky general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 51 on the Plan of Metropolitan Industrial Park, Section 43, a plot of which is recorded in Book 4715, page 31, Register's Office for Davidson County, Tennessee and more particularly described as:

BEGINNING at a concrete monument in the northerly margin of Massman Drive 1207.66 feet from the centerline of Appleton Drive extended; thence, with Massman Drive, S 47° 30' W., 163.99 feet to a concrete monument, the beginning of a curve to the left; thence, with said curve having a radius of 730.00 feet, a central angle of 8° 01', and a distance of 102.14 feet to a concrete monument; thence, leaving Massman Drive, N. 49° 40' 17" W., passing a witness monument at 320.65 feet and a total distance of 385.06 feet to a point in Mill Creek; thence, with Mill Creek, N. 26° 38' 32" E., 335.87 feet to a point; thence, leaving Mill Creek, S. 42° 30' E., passing a witness monument at 65.50 feet and a total distance of 494.50 feet to a concrete monument, the point of beginning. Containing 2.93 acres, more or less.

Being the same property conveyed to Grantor by deed of record in Book 9514, page 429, said Register's Office.

This is property known as 723 Massman Drive, Nashville, Tennessee.

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

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend forever the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding

claims arising out of the matters set forth above), but not further or otherwise.

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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer(s) as of the 26th day of April, 1995.

XTRA LEASE, INC., a Delaware corporation

BY: _____
Title: Vice President and Secretary

Commonwealth of
~~STATE OF~~ Massachusetts)
)
COUNTY OF Suffolk)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James R. Lajoie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself(f) ~~(herself)~~ to be the Vice President and Secretary of XTRA Lease, Inc., the within named bargainor, a Delaware corporation, and that he as such Vice President & Secr. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself(f) ~~(herself)~~ as such Vice President and Secretary.

WITNESS my hand, at office, this 26th day of April, 1995.

_____
Notary Public

My Commission Expires:

July 15, 1999

STATE OF Tennessee)
)
COUNTY OF Davidson)

BOOK 9661 PG 627

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $375,000.00.

Affiant

Sworn to and subscribed before me this 26th day of April, 1995.

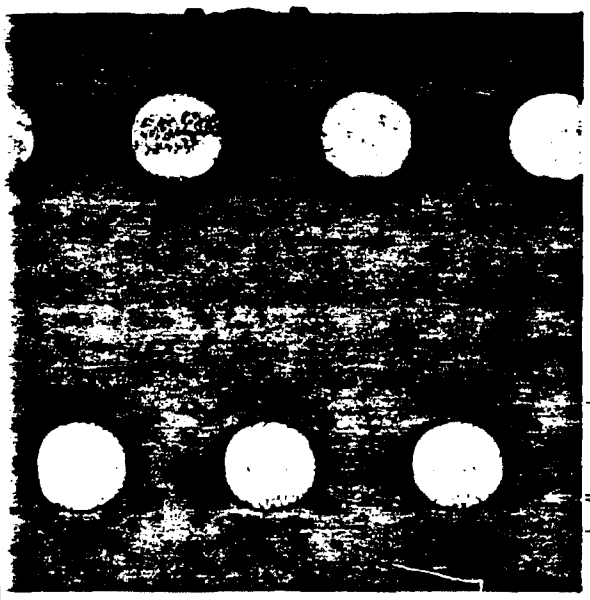
Notary Public

My Commission Expires:
November 28, 1998

57014
IDENTIF. & REFERENCE

95 MAY -2 PM 2:37
REGISTER
DAVIDSON COUNTY, TN.

9845 05/02 0101 03CHECK 1400.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

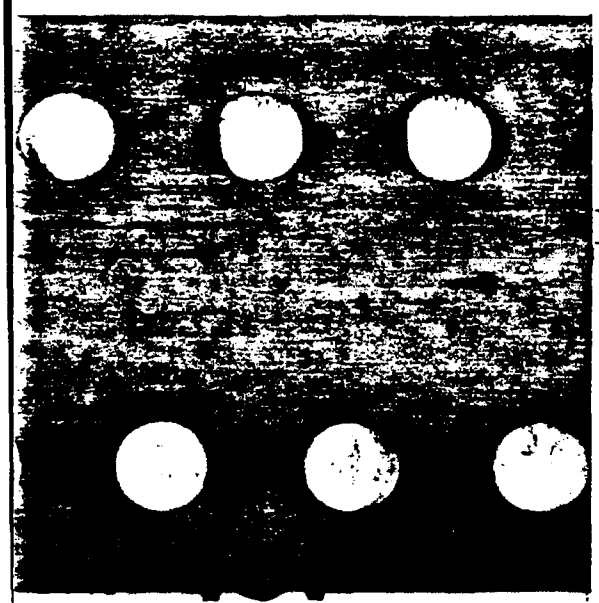
BOOK 9661 PG 628

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
375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 12.00
TOTAL 1400.50
CHECK 1400.50
05/02/95 01 14:41 0001 6845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57014
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906268