Box 37

10041 pg 861

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Howard Baer, Inc. Attn: Gregory H. Baer 85 Woodward Avenue Nashville, TN 37210	106-13-172	Same as new owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TRANSPORT REALTY, INC.**, an Arkansas corporation, f/k/a ABC Treadco, Inc. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **HOWARD BAER, INC.**, a ~~Tennessee~~ Delaware 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 the following:

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

2. Drainage Easement of record in Book 4011, page 54, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1301 Foster Avenue, 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, its successors and assigns 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 whomsoever claiming by, through or under Grantor.

BK/2 05/06 0101 03CHECK 3990.50

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Sebastian

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Walter Echols
Affiant

Subscribed and sworn to before me this 24th day of April, 1996.

Pamela D Moreton
Notary Public
My Commission Expires: 6/18/2002

NOTARY PUBLIC SEBASTIAN COUNTY

0345579.01
004308-000-04/29/96

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of April, 1996.

TRANSPORT REALTY, INC., an Arkansas corporation

By: Walter Echols

Title: Vice Pres

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~DAVIDSON~~ Sebastian)

Before me, Pamela S. Moreton the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Walter Echols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be Vice President of Transport Realty, Inc., the within named bargainor, a corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal, at office in ~~Nashville,~~ Fort Smith Arkansas ~~Tennessee,~~ this the 24th day of April, 1996.

Pamela S Moreton
NOTARY PUBLIC

My Commission Expires: 6/18/2002

0345579.01
004303-000 04/19/96

EXHIBIT A
[property description]

BK 10041 PG 863

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on Foster Avenue, South of Murfreesboro Road and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Foster Avenue, said monument being the northeast corner of Burns Industrial Subdivision, Section Six, of record in Plat Book 4300, Page 14, R.O.D.C., and being the southeast corner of herein described tract;

THENCE, leaving said margin, with the north line of said Burns Industrial Subdivision, S 88 degrees 25' 32" W. 898.21 feet to a point;

THENCE, with the east line of W. C. Keyt, of record in Deed Book 5258, Page 501, R.O.D.C., N 00 degrees 15' 44" E. 297.05 feet to a point;

THENCE, with the south line of Burns Industrial Subdivision of record in Plat Book 3600, Page 73, R.O.D.C., N 88 degrees 25' 59" E. 891.63 feet to a point in the westerly margin of Foster Avenue;

THENCE, with said margin, S 01 degrees, 00' 24" E. 296.80 feet to the point of beginning, containing 265,648 square feet or 6.10 acres, more or less.

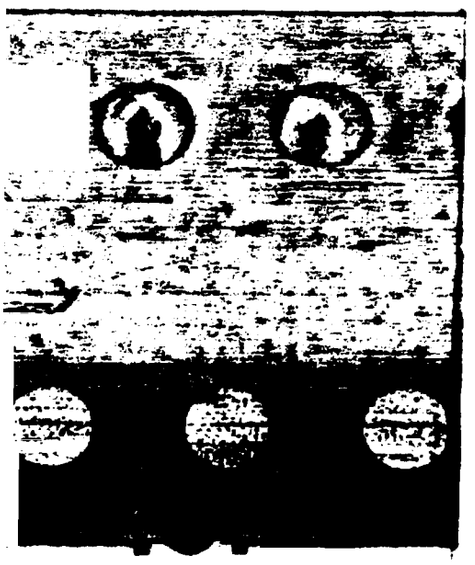
Being the same property conveyed to ABC Treadco, Inc., (N/K/A Transport Realty, Inc.) by deed from Averitt Express, Inc., of record in Book 6744, page 892, Register's Office of Davidson County, Tennessee.

0179209
IDENTIF. & REFERENCE

96 MAY -6 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0345579.01
004303-000 04/19/96





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

RECEIVED OF _____

FOR _____

BOOK 10041 PG 864

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
				1075000.00
				CDN TX 3977.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 3990.50
				CHECK 3990.50
05/06/96	01			16:09 0001 8802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179209
IDENTIF. ↑ REFERENCE

96 MAY -6 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036814