This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

BOOK 10298 PG 63

LIMITED WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
AA Property Holdings, Inc.	Same
435 Metroplex Drive	
Nashville, Tennessee 37211	
Map & Parcel No.: Map 94, Parcels 34 and 35	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, LANDSTAR POOLE, INC., an Alabama corporation ("Grantor") (formerly Poole Truck Line, Inc.), has bargained and sold and does hereby transfer and convey unto AA PROPERTY HOLDINGS, INC., a Delaware corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, described according to a survey prepared by Robert M. Searson, Tennessee Registered Land Surveyor No. 1666, Espey, Huston & Associates, dated October 25, 1996, as follows:
>
> Being two parcels of land contiguous to each other, one shown as parcel 34 on the Plat of Nashville Auto Auction recorded in Plat Book 5190, page 521 in the Register's Office of Davidson County, Tennessee and the other being shown as parcel 35 and Lot 1 on the Plat of Robert J. Joslin Property Two Lot Resubdivision recorded in Plat Book 5190, page 602 in said Register's Office and being shown as said Parcels 34 and 35 on Tax Map 94 of said County. Located on the north side of Lebanon Pike, 1540 feet+/- west of Spence Lane. Being described as follows:
>
> POINT OF BEGINNING being South 78°47'41" West 1541.15 feet of the center line intersection of said Lebanon Pike and Spence Lane, being on the northern Right-of-Way Margin of Lebanon Pike and the southeast corner of said Parcels herein described; Thence, with said northern Right-of-way Margin South 77°36'07" West 250.01 feet to a found 5/8" Iron Rod; Thence, leaving said Right-of-Way Margin North 12°23'50" West 299.88

feet to a point; Thence, South 77°36'07" West 101.00 feet to a point; Thence, North 12°23'53" West 312.50 feet to a point; Thence, North 79°42'07" East 551.94 feet to a point; thence, South 01°52'07" West 411.00 feet to a point; Thence, South 77°35'49" West 50.00 feet to a point; Thence, South 01°52'00" West 200.00 feet to the Point of Beginning.

Containing 247,633.2 square feet or 5.68 acres

Bearings rotated to Deed Book 5843 Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Poole Truck Line, Inc. by deeds from Robert J. Joslin, Jr., unmarried, of record in Book 5843, page 92, Register's Office for Davidson County, Tennessee, and from Thomas W. Beasley and wife, Sandra C. Beasley, of record in Book 6066, page 488, said Register's Office.

This is improved property known as 1406/1408 Lebanon Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as follows and except for encumbrances which were not created by Grantor or suffered or incurred by Grantor:

1. Real Property Taxes for the year 1996 have been prorated and assumed by Grantee, the amount of property taxes being not yet known. Real Property Taxes for subsequent years are liens, which are not yet due and payable.

2. Matters shown on the plan of record in Book 5190, page 602, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record in Book 5190, page 512, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of December, 1996.

LANDSTAR POOLE, INC.
an Alabama Corporation

By: J. Milton Adams

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:

25 March 2000

CONT'D NEXT PAGE

STATE OF ALABAMA)
)
COUNTY OF Conecuh)

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Personally appeared before me, Nina Spiers, a Notary Public in and for said County and State, J. Milton Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the V.P.Finance/CFO of Landstar Poole, Inc., a corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 19th day of December, 1996.

NINA SPIERS NOTARY PUBLIC ALABAMA STATE AT LARGE

Nina Spiers
NOTARY PUBLIC

My Commission Expires: 3/15/2000

0257957
IDENTIF. # REFERENCE

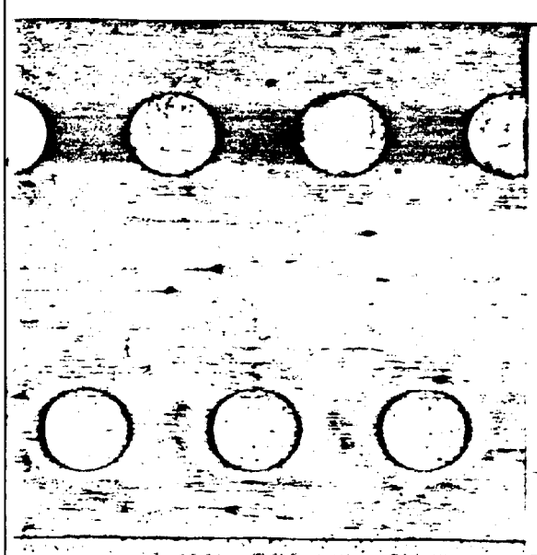
96 DEC 20 PM 4:03
DAVIDSON COUNTY, TN.

PICK-UP

8069 12/20 0101 03CHECK 4827.00

N MTH230690 V1

RECORDERS MEMO
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

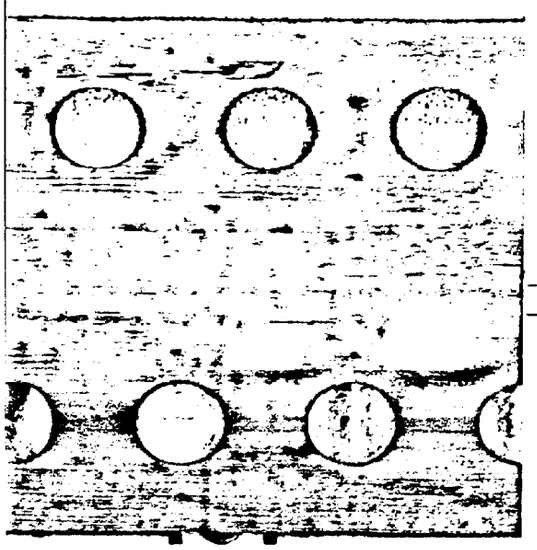
RECEIVED OF _____

FOR _____

BK 10298 pg 66-A

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 1300000.00
				CON TX 4810.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 4827.00
				CHECK 4827.00
12/20/96	01			16:05 0001 8069



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257957 IDENTIF. # REFERENCE

95 DEC 20 PM 4:03

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1100650