BOOK 10401 PG 92

97 APR -2 AM 11:04
PELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02289795

This instrument prepared by:

F. Gerald Burnett
CABANISS, JOHNSTON, GARDNER,
DUMAS & O'NEAL
Post Office Box 830612
Birmingham, Alabama 35283-0612
(205) 716-5200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AAA Cooper Transportation	AAA Cooper Transportation	Map 175-00-0
1751 Kinsey Road	Post Office Box 6827	Parcel
Dothan, Alabama 36303	Dothan, Alabama 36302	185.00

LIMITED WARRANTY DEED and QUITCLAIM CONVEYANCE

I. LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HEIL QUAKER ASSOCIATES, L.P.**, a Tennessee limited partnership (hereinafter called the "Grantor"), has this day bargained and sold, and does hereby transfer and convey, to **AAA COOPER TRANSPORTATION**, an Alabama corporation (herein called the "Grantee"), and the Grantee's successors and assigns, forever, that certain tract of land situated and being in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District, 29th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee, being a portion of Tract 207 of Interchange City and more particularly described as follows: Beginning at an existing iron pin on a Southerly end of the Southwesterly return curve for Heil-Quaker Boulevard (a 60-foot wide street) and Teledyne Place (a 60-foot wide street) and proceeding as follows: From the Point of Beginning and with the Westerly right of way of Heil-Quaker Boulevard, South 5 degrees 44 minutes 47 seconds West, 669.54 feet to a point in a creek; said point witnessed by a P.K. nail in a headwall which is South 84 degrees 15 minutes 13 seconds East, 7.20 feet from the point in the creek: thence with the common property line of Interchange City Industrial Park, Section XXIII, as of record in Plat Book 5210, page 137, Register's Office for Davidson County, Tennessee and this tract, and leaving the Westerly right of way line of Heil-Quaker Boulevard, North 84 degrees 15 minutes 13

seconds West, 725.65 feet to a point in a creek; said point witnessed by an existing iron pin which is South 5 degrees 44 minutes 47 seconds West, 20.00 feet from the point in the creek; thence leaving said Section XXIII and severing Tract 207, making a new line, North 5 degrees 44 minutes 47 seconds East, 694.54 feet to an iron pin set; thence with the Southerly right of way line of Teledyne Place, South 84 degrees 15 minutes 13 seconds East, 700.65 feet to an existing iron pin; thence with a 25.00 foot radius return curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds for a distance of 39.27 feet to the Point of Beginning. Said curve has a chord bearing and distance of South 39 degrees 15 minutes 13 seconds East, 35.36 feet. For prior deed, see Book 8779, page 973, Register's Office for Davidson County, Tennessee.

(hereinafter said tract or parcel of land is called the "Property").

This conveyance is made expressly subject to the following (the "Permitted Exceptions").

1. The lien for ad valorem taxes for the current year, which are not yet due and payable, and which have been prorated between the parties.

2. Restrictive Covenants contained in an instrument of record in Book 4673, Page 508, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the Grantee, its successors and assigns forever. The Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions.

The Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, and the successors and assigns of the Grantee, against the lawful claims of all persons claiming by, through or under the Grantor.

II. QUITCLAIM CONVEYANCE

AND FOR THE SAME CONSIDERATION as set forth hereinabove, the Grantor does hereby bargain, sell, remise, release, quit claim and convey unto the Grantee, and its successors and assigns, forever, that certain tract of land situated and being in Davidson County, Tennessee, as follows:

Being a tract of land in the 2nd Civil District, 29th Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee, lying west of and

adjacent to Heil Quaker Boulevard and south of and adjacent to Teledyne Place, and being more particularly described as follows:

Beginning at an iron pin (old) on the southerly end of the southwesterly return curve for Heil Quaker Boulevard (60' R/W) and Teledyne Place (60' R/W);

Thence with the westerly right-of way of Heil Quaker Boulevard S 05°44'47" W, 669.48' to a point in a creek at the northeast corner of the S. K. Wellman Corp. property (D.B. 9891, Pg. 935)(Plat Book 5210, Pg. 137), said point lying N 84°14'48" W, 7.72' from a P. K. nail in a headwall and N 05°44'47" E, 29.96' from an iron pin (old) witness corner;

Thence leaving said right of way with the north boundary of said S. K. Wellman Corp. property N 84°14'48" W, 725.74' to a point in said creek and being in the east boundary of the Interchange City Associates, Ltd. property (D.B. 6381, Pg. 227), said point lying N 05°45'42" E, 20.00' from an iron pin (old) witness corner;

Thence with said east boundary N 05°45'42" E, 694.65' to an iron pin (old) in the southerly right-of-way of Teledyne Place;

Thence with said right-of-way S 84°14'05" E, 700.57' to an iron pin (old);

Thence along a 25.00' radius curve to the right having a chord bearing and distance of S 39°11'42" E, 35.36', a delta angle of 90°01'52" for an arc length of 39.28' to the point of beginning containing an area of 503,883 square feet or 11.57 acres, more or less. For prior deed, see Book 8779, page 973, Register's Office for Davidson County, Tennessee.

(hereinafter said tract of land is called the "Property").

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this, the 31st day of March, 1997.

HEIL QUAKER ASSOCIATES, L.P.
a Tennessee limited partnership

By: Corker Development Corporation,
a Tennessee Corporation, General Partner

By: _____
Robert P. Corker, Jr.
Its President

STATE OF TENNESSEE)
:
HAMILTON COUNTY)

Before me, Gail S. Phillips, Notary Public, personally appeared **ROBERT P. CORKER, JR.,** 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 President of CORKER DEVELOPMENT CORPORATION, a Tennessee corporation, general partner of HEIL QUAKER ASSOCIATES, L.P., a Tennessee limited partnership, and is authorized by CORKER DEVELOPMENT CORPORATION, which is authorized by the said HEIL QUAKER ASSOCIATES, L.P., to execute this instrument on behalf of HEIL QUAKER ASSOCIATES, L.P.

WITNESS my hand and seal, at office, this 31st day of March, 1997.

_____
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 4-26-98

STATE OF ALABAMA)
:
HOUSTON COUNTY)

BOOK 10401 PG 96

The actual consideration or value, whichever is greater, for this transfer is $1,084,753.

SWORN TO AND SUBSCRIBED BEFORE ME on this, the 31st day of March, 1997.

Signature

Reid B. Dove
Printed Name

As Vice President
Title of Officer
of
AAA COOPER TRANSPORTATION
an Alabama corporation

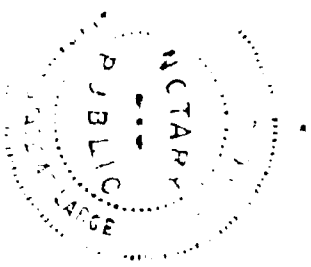
Barbara D. Durden
Notary Public

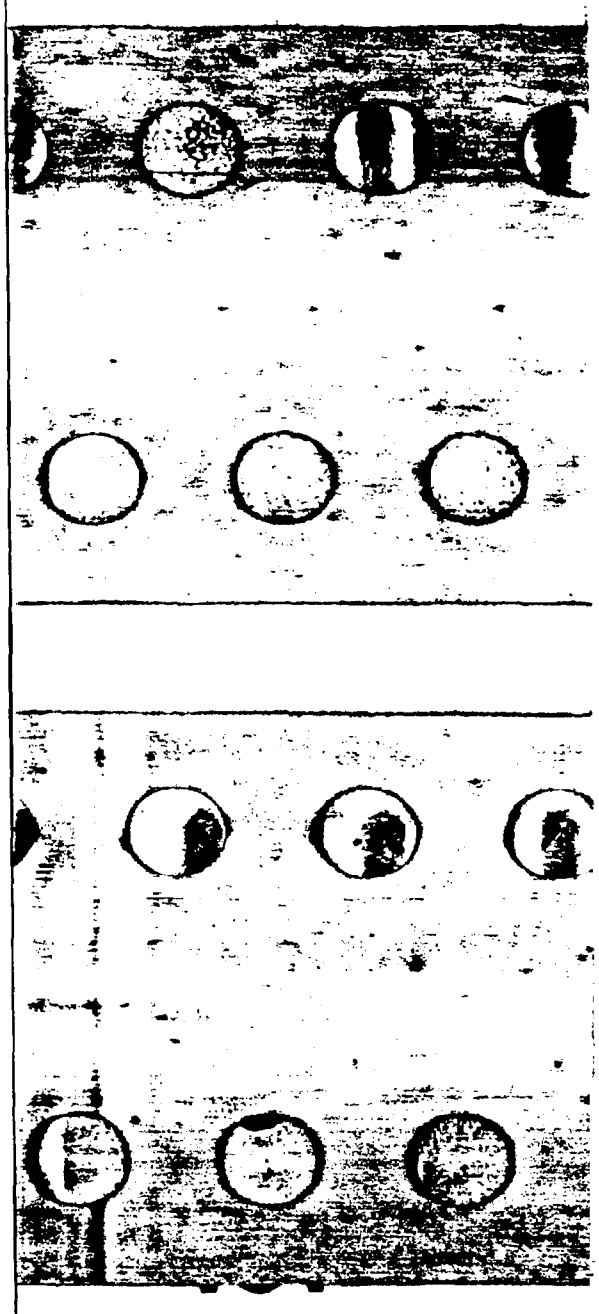
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Aug. 7, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

4312 04/02 0101 03CHECK 4034.59

[NOTARIAL SEAL]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10401 PG 97

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
1084753.00
CON TX 4013.59
PRFEE 1.00
TDEED 20.00
TOTAL 4034.59
CHECK 4034.59

04/02/97 01 11:07 0001 4312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02289795
IDENTIF. ↑ REFERENCE

97 APR -2 AM 11:0[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1134574