0374383

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (PWJr/fs) Title No: 39289
Dav. Co. File: Box 8

97 DEC -1 AM 10: 17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10700 PG 428

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sadler Brothers Trucking & Leasing Company, Inc. 436 Enos Reed Road Nashville, Tennessee 37210	SAME

TAX MAP-PARCEL NUMBERS: 106-09-007, 6DA 07410

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $1,600,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Humboldt Express, Inc., a Tennessee Corporation**, a corporation., hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sadler Brothers Trucking & Leasing Company, Inc., a Tennessee Corporation**, hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING a parcel of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Fesslers Lane and the CSX Transportation Railroad and being more particularly described as follows:

BEGINNING at the point of intersection of the southerly right-of-way line of the CSX Transportation Railroad and the easterly right-of-way line of Fesslers Lane;

THENCE, with said southerly right-of-way line with a curve to the left 576.41 feet to an iron pin in the westerly line of property conveyed to William A. and Hazel C. Hinton by deed of record in Book 7947, Page 110, Register's Office for Davidson County; said curve having a central angle of 16°51'04", a radius of 1,959.86 feet, a tangent of 290.30 feet, and a chord of N 72° 12'30" E, 574.33 feet;

THENCE, with said line and the westerly line of property conveyed to Michael J. Nacarato, Sr. by deed of record in Book 7808, Page 798, Register's Office for Davidson County; S 02° 00'00" W, 657.46 feet to an iron pin in the northerly line of property conveyed to One Stop Supply, Inc. by deed of record in Book 8601, Page 255, Register's Office for Davidson County;

THENCE, with said line, N 86°01' 00° W, 501.02 feet to a point in the easterly right-of-way line of Fesslers Lane;

THENCE, with said right-of-way line the following calls: With a curve to the left 161.94 feet to a point, said curve having a central angle of 07°07'11", a radius of 1,303.24 feet, a tangent of 81.08 feet and a chord of N 03°02'19" W, 161.84 feet;

WITH a curve to the right 146.41 feet to a point, said curve having a central angle of 04°45'00", a radius of 1,766.01 feet, a tangent of 73.25 feet and a chord of N 04°16'30" W, 146.37 feet; N 01°54'00" W, 139.27 feet to the point of beginning.

CONTAINING 281,035 square feet or 6.45 acres, more or less.

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State of Georgia
County of Ware

Before the undersigned appeared Kenneth C. Hunter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Humboldt Express, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on November 21, 1997.

Kay C. Boyett
Notary Public

My Commission Expires: KAY C. BOYETT Notary Public, Ware County, GA. My Commission Expires December 9, 2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,600,000.00

Affiant

Sworn and subscribed before me on November 24, 1997.

Notary Public

My Commission Expires: CHRISTINE IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

BEING the same property conveyed to Carrier Land Company, Inc., by deed from Carrier Properties, Inc. of record in Book 5243, Page 568, Register's Office for said County. By Articles of Merger of record in Book 5758, Page 933, said Register's Office, Carrier Land Company, Inc. merged with and is now known as Humboldt Express, Inc.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Being the same property conveyed to Carrier Land Company, Inc. by deed from Carrier Properties, Inc. by deed of record in Book 5243, Page 568, Register's Office for said County. By Articles of Merger of record in Book 5758, page 933, Carrier Land Company, Inc., merged with and is now known as Humboldt Express, Inc.

This deed is executed under authority of the order of The United States Bankruptcy Court For The Western District of North Carolina, Charlotte Division, in Chapter 11 Case No. 96-30222, In Re: Humboldt Express, Inc., a Tennessee Corporation, Debtor. A copy of said order, duly certified by the clerk of the Court is being placed of record contemporaneously herewith. Among its other provisions, said Order provides that the settlement statement for sale of said property be approved by Fleet Capital Corporation, and a certificate acknowledging such approval is attached as **Exhibit "A"** to this Deed and incorporated herein by reference.

This conveyance is subject to: (a) Ad valorem real property taxes for the year in which the transaction closes and all subsequent years; (b) Any valid and legally enforceable roads and road rights-of-way, streets and easements for utilities, all whether by reservation, dedication or grant of record; (c) Zoning and building ordinances, and rules and regulations of any governmental unit now or hereafter in effect; and (d) Easements, reservations, restrictions and other matters of record affecting all or a part of the Property, excluding any Deed to Secure Debt, Security Agreement, UCC Financing Statement or other instrument securing the repayment of money.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 450 Woodycrest Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the same unto Grantee, Grantee's heirs and assigns, forever in fee simple.

GRANTOR COVENANTS and binds itself and its successors and assigns, to warrant and forever defend the title to said real property to Grantee, its successors and assigns, subject to matters shown herein, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS the execution of this Special Warranty Deed as of November _____, 1997.

Humboldt Express, Inc., a Tennessee Corporation

By: Kenneth C. Hunter Jr.

Kenneth C. Hunter, Jr.

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EXHIBIT 'A'

CERTIFICATE OF APPROVAL

The undersigned Fleet Capital Corporation signifies with the execution hereof that it has been furnished and has approved the accounting for sale of certain property in Davidson County, Tennessee by Humboldt Express, Inc. to Sadler Brothers Trucking & Leasing Company, Inc., pursuant to the order of The United States Bankruptcy Court For The Western District of North Carolina, Charlotte Division, in Chapter 11 Case No. 96-30222, In Re: Humboldt Express, Inc., a Tennessee Corporation, Debtor.

This certificate is executed for the purpose of being recorded as an exhibit to the deed of conveyance as to the property which is the subject of the Court's order so that such approval shall be satisfactorily shown on title records as to the property.

Executed this 20 day of November, 1997.

Fleet Capital Corporation

By: _____
Michael Faircloth
Vice President

State of North Carolina)
)
County of Mecklenburg)

Before me appeared the undersigned Michael Faircloth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as a Vice President of Fleet Capital Corporation, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal on November 20, 1997.

CINDY HART NOTARY PUBLIC MECKLENBURG COUNTY, N.C. 48726

_____
Notary Public

My Commission Expires: 8/26/2002

0101 03CHECK 5937.00

F:\DOCS\BEP\BTP\234714_1.DOC

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

RECEIVED OF _____

FOR _____

BOOK 10700 PG 432

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

CASH
1600000.00
CON TX 5920.00
PRFEE 1.00
[illegible] 15.00
TOTAL [illegible]
CHECK 5937.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/97 01 10:18 0001 4876

0374383
IDENTIF. & REFERENCE

97 DEC -1 AM 10:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1225712