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BK 10932 PG 652

0438217

IDENTIF. & REFERENCE

98 MAY 14 PM 3:47

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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 Part of Parcel 100.00
1751 Kinsey Road	Post Office Box 6827	
Dothan, Alabama 36303	Dothan, Alabama 36302	

SPECIAL 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, **INTERCHANGE CITY ASSOCIATES, LTD., 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 2nd Civil District, 29th Councilmanic District, at Metropolitan Nashville, Davidson County, Tennessee, being a portion of Tract 207 of Interchange City Industrial Park and being more particularly described as follows:

Beginning at an iron pin (set) on the south right-of-way line of Teledyne Place (a 60-foot public R.O.W.) at the northwest property corner of a tract of land deeded to AAA Cooper Transportation as of record in Deed Book 10401, page 92, R.O.D.C., Tennessee. Said pin being N 84 degrees 15' 13" W, 700.61 feet from the west terminus of the southwesterly return curve at the intersection of Teledyne Place and Heil-Quaker Boulevard (60-foot public R.O.W.); thence,

1. Leaving said right-of-way line, with the west property line of the AAA Cooper tract, S 05 degrees 44' 47" W, 694.50 feet to a point in the centerline of a creek at the northwest property corner of Section XXIII - Interchange City Industrial Park as of record in Plat Book 5210, page 137, R.O.D.C., Tennessee; thence,

2. With a new line, N 84 degrees 15' 13" W, 514.28 feet to an iron pin (set); thence,

3. N 05 degrees 44' 47" E, 664.50 feet to an iron pin (set) in the south right-of-way line of a cul-de-sac at the end of Teledyne Place; thence,

4. With said cul-de-sac in an easterly direction with a 60.00-foot radius curve to the left, an arc distance of 35.14 feet to an iron pin (set); said curve has a chord bearing and distance of N 78 degrees 58' 04" E, 34.64 feet; thence,

5. With a curve, having a 120.00-foot radius curve to the right, an arc distance of 70.28 feet to an iron pin (set), said curve has a chord bearing and distance of N 78 degrees 58' 04" E, 69.28 feet; thence,

6. With the south right-of-way line of Teledyne Place, S 84 degrees 15' 13" E, 414.78 feet to the Point of Beginning and containing 355,852 square feet or 8.169 acres more or less as calculated by the above courses which were determined within the Precision Requirements of a Class Urban ALTA/ACSM Land Title Survey of 1992, and described according to the ALTA/ACSM Land Title Survey, dated February 23, 1998, last revised May 5, 1998, prepared by Paul C. Sauve, Tennessee No. 1796, Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, Job No. 84-095, Wk. Order 2100.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 6381, page 227, Register's Office of Davidson County, Tennessee, the said Interchange City Associates, Ltd. being now known as Interchange City Associates, Ltd., L.P.

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

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

1. Ad valorem taxes for the current year which are a lien against the Property have been prorated between the parties and are to be paid by the Grantee.

2. Easement for flow of creeks within the Property.

3. All matters shown on the ALTA/ACSM Land Title Survey, dated February 23, 1998, last revised May 5, 1998, prepared by Paul C. Sauve, Tennessee No. 1796, Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, Job No. 84-095, Wk. Order 2100, and Surveyor's Report, dated February 23, 1998.

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 specially 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, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this, the 14th day of May, 1998.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.
a Tennessee limited partnership

By: AFPC Equity Investors, Ltd.
a Tennessee limited partnership, General Partner

By: _____
W. Gerald Ezell
General Partner

STATE OF TENNESSEE)
:
DAVIDSON COUNTY)

Before me, Gina Lee Weir, Notary Public, personally appeared **W. GERALD EZELL**, 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 General Partner of AFPC EQUITY INVESTORS, LTD., a Tennessee limited partnership, general partner of INTERCHANGE CITY ASSOCIATES, LTD., L.P., a Tennessee limited partnership, and is authorized by AFPC EQUITY INVESTORS, LTD., which is authorized by the said INTERCHANGE CITY ASSOCIATES, LTD., L.P., to execute this instrument on behalf of INTERCHANGE CITY ASSOCIATES, LTD., L.P.

WITNESS my hand and seal, at office, this 14th day of May, 1998.

Gina Lee Weir
Notary Public

[NOTARIAL SEAL]

My Commission Expires:

My Commission Expires September 29, 2001

BOOK 10932 PG 656

STATE OF ALABAMA)
:
HOUSTON COUNTY)

The actual consideration or value, whichever is greater, for this transfer is $428,872.50.

Charles E. Coggins

Charles E. Coggins
As Vice President -
Administration and Finance
of
AAA COOPER TRANSPORTATION
an Alabama corporation

SWORN TO AND SUBSCRIBED BEFORE ME on this, the 13th day of May, 1998.

Barbara S. Durden
Notary Public

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

[NOTARIAL SEAL]

7611 05/14 0101 03CHECK 1607-83

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

RECEIVED OF _____

FOR _____

BOOK 10932 PG 657

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
428872.50
CON TX 1586.83
PRFEE 1.00
WDEED 20.00
TOTAL 1607.83
CHECK 1607.83
05/14/98 01 15:52 0001 7611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043821.7
IDENTIF. # REFERENCE

98 MAY 14 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1293618