THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

BOOK 11426 PG. 749

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
USF Holland Inc. 750 E. 40th Street Holland, MI 49423	Same as New Owner	Map 12 P/O Parcels 48 and 50 and Part of Map 18 Parcel 12

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TRAILMONT PARK, INC. now NORTHFORK PROPERTIES, INC., a Tennessee corporation, by and through its authorized corporate officer, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto USF HOLLAND INC., hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 5 on the Plan of Northfork Industrial Park, Section I, Phase II, of record in Plat Book 9700, page 863, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.
>
> BEING a part of the same property conveyed to Trailmont Park, Inc. by deed from Robert D. Schroder and wife, Emma Schroder, of record in Book 6820, page 133, Register's Office for Davidson County, Tennessee, and being a part of the property conveyed to Trailmont Park, Inc. by deed from Beverly W. Trotter and husband, Welbon Trotter, of record in Book 7600, page 878, said Register's Office. By Amendment to its Corporate Charter filed in the Office of the Secretary of State for the State of Tennessee on January 30, 1996, Trailmont Park, Inc. changed its corporate name to Northfork Properties, Inc.
>
> This is unimproved property located in Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTOR, when due, except for any improvements as shown on the Tax Statement for 1999 which will be paid, in full, by the GRANTEE to the GRANTOR within thirty (30) days after said Tax Statement is presented to the GRANTEE.

2. Subject to any change in the flow of Mansker Creek.

3. Rights of upper and lower riparian owners in and to the waters of Mansker Creek crossing or adjoining the property and the natural flow thereof, free from diminution or pollution, as shown on the survey dated March 31, 1999 by William C. Cockrill, TN R.L.S. #1401.

4. Subject to provisions contained and set forth in the deed from CSX Transportation, Inc. to Trailmont Park, Inc. of record in Book 7753, page 209, said Register's Office.

5. Subject to any and all matters as they may appear on the Plan of Northfork Industrial Park, Section I, Phase II, of record in Book 9700, page 863, said Register's Office.

6. Subject to the By-Laws of Northfork Industrial Park Owners' Association, Inc. of record in Book 10208, page 387, said Register's Office.

7. Subject to Amended and Restated Declaration of Protective Covenants, Agreements, Charges, Assessments and Liens for Northfork Industrial Park, Section I, of record in Book 10199, page 480, said Register's Office. Amendment of record in Book 10208, page 371, said Register's Office.

8. Subject to sewer line easements, waterline easements, 100 year flood plain and any and all other matters as may be shown on the unrecorded survey dated March 31, 1999, by Crawford Land Surveyors, William C. Cockrill, TN R.L.S. No. 1401.

And, the GRANTOR does further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Northfork Properties, Inc.
(formerly Trailmont Park, Inc.)

W. H. McCLANAHAN, SR., Chairman

0572649
APR -9 PM 4:28
REGISTER
DAVIDSON CO. TN.
CROSS REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McCLANAHAN, with whom I am personally acquainted and who acknowledged himself to be the Chairman of Northfork Properties, Inc., (formerly Trailmont Park, Inc.) the bargainor, a corporation, and as such Chairman, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman.

WITNESS my hand, at office, this the 8th day of April, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Northfork Properties Inc.
W. H. McClanahan, Sr. Chairman
Affiant

Sworn to and subscribed before me, this the 8th day of April, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

0838 04/09/99 0101 03CHECK 5191.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0572649

IDENTIFICATION REFERENCE

99 APR -9 PM 4:28

BILL GARRETT
REGISTER OF DAVIDSON COUNTY, TN

BOOK 11426 PG. 742

CAMT	1400000.00
CON TX	5180.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	5191.00
CHECK	5191.00

04/09/99 01 16:30 0001 0838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449832