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JBE

SPECIAL WARRANTY DEED

TO: BNE Properties, LLC

This instrument was prepared by:
J. Bryan Echols
Farris, Warfield & Kanaday, PLC
SunTrust Center, Suite 1800
Nashville, Tennessee 37219-2376

FROM: William E. Connelly, Co-Trustee of the Forrest M. Durrett Revocable Trust dated April 20, 1999

Instr:200001040000986 Page: 1 OF 5
REC'D FOR REC 01/04/2000 1:58:26PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1480.00

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
BNE Properties, LLC c/o Birmingham-Nashville Express, Inc. P.O. Box 100417 Nashville, Tennessee 37224	Same	Map 106-7, Parcel 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00).

Affiant

Sworn to and subscribed before me,
this 28th day of December, 1999.

Notary Public

My Commission Expires: 10-29-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William E. Connelly, Co-Trustee of the**

Forrest M. Durrett Revocable Trust dated April 20, 1999 (hereinafter called the "Seller"), pursuant to the terms of the trust, has bargained and sold, and by these presents does transfer and convey unto **BNE Properties, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

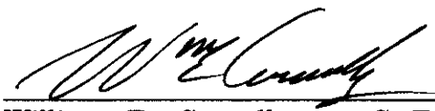
The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 28th day of December, 1999.

GRANTOR:

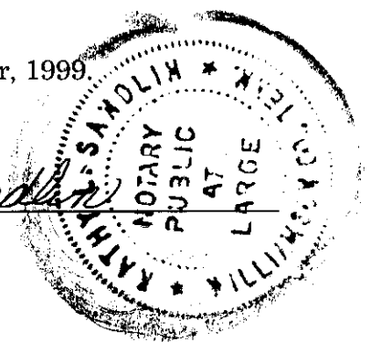


William E. Connelly, as Co-Trustee of the Forrest M. Durrett Revocable Trust dated April 20, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy L Sandlin, a Notary Public of said County and State, personally appeared William E. Connelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Forrest M. Durrett Revocable Trust dated April 20, 1999, the within named bargainor, a trust, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Co-Trustee.

Witness my hand and seal, at Office, this 28th day of December, 1999.



Kathy L Sandlin
Notary Public

My Commission Expires: 10-29-00

EXHIBIT A
PROPERTY DESCRIPTION

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lots No. 10, 11, 12, 13 and a tract of land north of and adjacent to lots Nos. 13 and a tract of land west of and adjacent to Lots Nos. 10, 11, 12 and 13 on the Map of F. B. Cathing's Subdivision, part of lot No. 2 Trabue Plan, as of record in Book 57, page 155, Register's Office for said County, described together according to a survey made by Alley & Brown Consulting Engineers, November 17, 1969, as follows:

Beginning at a point in the northerly margin of Interstate Route No. 40 and the westerly margin of Arlington Avenue; thence westerly along the north margin of I-40, N 66° 05' west 285.00 feet to a concrete monument; thence, continuing along the north margin of I-40, north 67° 10' West, 147.25 feet to a concrete monument, said point being in the south margin of the L&N Railroad spur track; thence along the north margin of the spur track, North 44° 46' East, 90.0 feet; thence with the same North 46° 16' East, 40.0 feet, said point being 20 feet from the centerline of said railroad spur, thence continuing along the same spur track; North 55° 42' East 152.5 feet; thence North 72° 10' East, 80.0 feet to a point, said point being 30 feet from the centerline of spur track; thence continuing along spur track on a curve to the right with radius of 1500 feet, 378.74 feet to a point, said point being in the south margin of spur track and the west margin of Arlington Avenue, thence along the west margin of Arlington Avenue South 28° 34' West, 546.75 feet to the point of beginning, containing an area of 3.38 acres;

Being the same property conveyed to Forrest M. Durrett and William E. Connelly, Co-Trustees of the Forrest M. Durrett Revocable Trust dated April 20, 1999, by deed from Forrest M. Durrett, of record in Book 11461, page 680, Register's Office for Davidson County, Tennessee.

Pursuant to the terms of the Forrest M. Durrett Revocable Trust dated April 20, 1999, either Forrest M. Durrett or William E. Connelly, as Co-Trustee acting separately and alone without joinder of the other co-trustee or the beneficiary, is empowered to take all actions necessary to convey the Property.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Davidson County taxes for 1999, a lien, but not yet due and payable.

2. All matters of record, unrecorded but apparent easements, rights of parties in possession and those matters that would be disclosed by a survey.