Address New Owner	Map-Parcel Numbers:	Send Tax Bills To:
Saia Motor Freight Line, Inc. Attn: Property Manager 1425 Shrewsbury Road Jefferson, Louisiana 70121	175-00-0 120.00	Saia Motor Freight Line, Inc. Attn: Property Manager 1425 Shrewsbury Road Jefferson, Louisiana 70121

This Instrument prepared by:
Bryan Cave LLP
1200 Main Street, Suite 3500
Kansas City, Missouri 64105
Attn: Michael R. Humphrey

Davidson County DEEDWARR
Recvd: 10/27/05 11:59 5 pgs
Fees:28.00 Taxes:19425.00

20051027-0129912

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of the 26 day of October, 2005, is made by FedEx Freight East, Inc., an Arkansas corporation, formerly known as American Freightways, Inc. ("**Grantor**"), to SAIA Deferred, LLC, a Delaware limited liability company ("**Grantee**").

WITNESSETH: THAT SAID Grantor, in actual consideration of the sum of Five Million Two Hundred Fifty Thousand and No/100ths Dollars ($5,250,000) (which is the actual value of this transfer) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and does by these presents, transfer and convey unto the said Grantee and its successors and assigns its interest in that certain real estate, situated in the County of Davidson and State of Tennessee, more particularly described on Exhibit A attached hereto ("**Premises**"), including all of Grantor's right, title and interest in and to adjacent easements, streets, alleys, and rights-of-way and all rights of Seller relating to ingress and egress and all strips and gores between the property described below and property adjacent thereto, subject only to the matters described on Exhibit B attached hereto.

Being the same property described under Instrument No. 78680, Recorded in Book 8533 at Page 971 in said Register's Office.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described Premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of any nature or kind whatsoever by, through, or under the Grantor, except as set forth above; and that it will warrant and forever defend the same unto the said Grantee, its successors and assigns, against said Grantor, its successors and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has caused its duly authorized officer to execute this Special Warranty Deed the day and year first above written.

GRANTOR:

FedEx Freight East, Inc.,
an Arkansas corporation

By: _____
Larry Miller,
Its: President and CEO

State of Arkansas)
) ss.
County of Boone)

Personally appeared before me, Rose DeDominico, a Notary Public in and for said County and State, Larry Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and CEO of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at offices in Harrison, AR., this 10 day of October, 2005.

Rose E. DeDominico
Notary Public
Printed Name: Rose DeDominico
My Commission Expires: 4-29-2014

OFFICIAL SEAL
Rose E. DeDominico
NOTARY PUBLIC-ARKANSAS
BOONE COUNTY
MY COMMISSION EXPIRES: 04-29-14

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,250,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of October, 2005.

Notary Public

My commission expires: MY COMMISSION EXPIRES: July 28, 2009

BRENDA L. WATSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Address: 1625 Corporate Place
Lavergne, Tennessee

Parcel I.D. No.: 175-00-0 120.0

Name and address of property owners:
Saia Motor Freight Line, Inc.
Attn: Property Manager
1425 Shrewsbury Road
Jefferson, Louisiana 70121

Mail tax bills to: (Person or Agency responsible for payment of taxes):
Saia Motor Freight Line, Inc.
Attn: Property Manager
1425 Shrewsbury Road
Jefferson, Louisiana 70121

EXHIBIT A

BEGINNING AT AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CORPORATE PLACE THAT IS 474.47 FEET EASTWARDLY, ALONG SAID RIGHT-OF-WAY LINE FROM THE SOUTHEAST CORNER OF THE NORTHEASTERLY RETURN CURVE AT THE INTERSECTION OF CORPORATE PLACE AND HEIL QUAKER BOULEVARD, A 60-FOOT ROAD; BEING THE SOUTHEAST CORNER OF SECTION VIII, INTERCHANGE CITY INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 4595, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY OF MAINTENANCE SERVICE CORPORATION AS RECORDED IN DEED BOOK 4884, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE,

(1) WITH THE EAST BOUNDARY LINE OF SECTION VIII, RECORDED IN PLAT BOOK 4595, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY OF MAINTENANCE SERVICE CORPORATION AS RECORDED IN BOOK 4884, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SECTION XVIII, INTERCHANGE CITY INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 4860, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY OF STAMTEC, INC. AS RECORDED IN DEED BOOK 7748, PAGE 175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE N 5° 42' 29" E, 600.20 FEET TO AN IRON PIN SET; THENCE;

(2) WITH A FENCE, THE SOUTH BOUNDARY LINE OF HEIL-QUAKER HOME SYSTEMS, INC., AS RECORDED IN DEED BOOK 6984, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND THE PROPERTY OF HEIL-QUAKER CORPORATION AS RECORDED IN DEED BOOK 6588, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE S 85° 26' 45" E, 981.76 FEET TO AN EXISTING IRON PIN; THENCE,

(3) WITH THE WEST BOUNDARY LINE OF LOT 3, RESUBDIVISION OF LOT 1, INTERCHANGE CITY INDUSTRIAL PARK, SECTION XXVII AS RECORDED IN PLAT BOOK 6900, PAGE 882, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, THE PROPERTY OF PYA/MONARCH, INC., AS RECORD IN DEED BOOK 7594, PAGE 624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND LOT 2, RESUBDIVISION OF LOT 1, RECORDED IN PLAT BOOK 6900, PAGE 882, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY OF MORRISON INCORPORATED AS RECORDED IN DEED BOOK 7990, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, S 5° 49' 21" W, 780.10 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE,

(4) WITH THE NORTH BOUNDARY LINE OF CORPORATION PLACE N 73° 57' 53" W, 812.39 FEET TO AN EXISTING IRON PIN; THENCE,

(5) WESTWARDLY, 181.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 906.14 FEET, A CENTRAL ANGLE OF 11° 29' 11", AND A CHORD BEARING AND DISTANCE OF N 79° 42' 29" W, 181.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 669,020 SQUARE FEET OR 15.359 ACRES, MORE OR LESS.

EXHIBIT B

1. Easement contained in Deed of record in Book 4332, Page 323.

2. Easement of record in Book 3626, Page 224.

3. Easement Deed and Conveyance of Water Sewer Facilities of record in Book 4699, Page 585.

4. Agreement for Dedication of Easement and Sanitary Sewer and/or Storm Drainage of record in Book 7170, Page 842.

5. Easement contained in Special Warranty Deed of record in Book 6381, Page 227.