This instrument prepared by:

DAVID W. MARTTALA, ESQ.
FIRST COMMUNITY TITLE & ESCROW
200 EAST MAIN STREET
MCMINNVILLE, TN 37110

Person(s) or Entity(ies) Responsible for Payment of Property Taxes and Owner(s):
Warren County Freight Line, Inc.
601 Red Road
McMinnville, TN 37110

Davidson County DEEDWARR
Recvd: 09/19/08 14:28 4 pgs
Fees:23.00 Taxes:107.13
20080919-0095943

HOWARD B. RAMSEY, JR., THOMAS M. RAMSEY, WILLIAM S. RAMSEY and MARGARET RAMSEY, heirs at law of JAMES R. RAMSEY

TO:

WARREN COUNTY FREIGHT LINE, INC.

WARRANTY DEED

Tax Map Ref.: 106 03-0 032.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, we, **HOWARD B. RAMSEY, JR., THOMAS M. RAMSEY, WILLIAM S. RAMSEY, and MARGARET RAMSEY**, being the sole heirs at law of **JAMES R. RAMSEY**, have this day bargained, sold, transferred, and conveyed unto **WARREN COUNTY FREIGHT LINE, INC.**, its successors and assigns, all right, title, and interest in and to the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For further reference see deeds of record in Book 5122, page 932, and Book 5666, page 870, Register's Office for Davidson County, Tennessee. James R. Ramsey held a 3.5857% interest in the above-described property as a partner in The H & S Real Estate Company. Grantors are the nephews and niece of James R. Ramsey and constitute his sole heirs at law.

TO HAVE AND TO HOLD the said tract or parcel of land together with all right, title and appurtenances thereto belonging unto the said Grantee, its successors and assigns, forever.

We do covenant with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of the said land, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land unto the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, whomsoever.

WITNESS our hands on the dates acknowledged below.

Howard B. Ramsey, Jr.
HOWARD B. RAMSEY, JR.

Thomas M. Ramsey
THOMAS M. RAMSEY

William S. Ramsey
WILLIAM S. RAMSEY

Margaret Ramsey Nichols
MARGARET RAMSEY

STATE OF TENNESSEE)
)
COUNTY OF Warren)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **HOWARD B. RAMSEY, Jr.**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2008.

CHARLOTTE HUTCHINS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Charlotte Hutchins
Notary Public for the State of Tennessee

My commission expires: 9/5/2010

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **THOMAS M. RAMSEY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2008.

CHARLOTTE HUTCHINS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Charlotte Hutchins
Notary Public for the State of Tennessee

My commission expires: 9/5/2010

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **WILLIAM S. RAMSEY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2008.

CHARLOTTE HUTCHINS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Charlotte Hutchins
Notary Public for the State of Tennessee

My commission expires: 9/5/2010

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, **MARGARET RAMSEY,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2008.

CHARLOTTE HUTCHINS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Charlotte Hutchins
Notary Public for the State of Tennessee

My commission expires: 9/5/2010

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 28,954.40

Affiant

Subscribed and sworn to before me on this the 17th day of August, 2008.

KAY B. GILL NOTARY PUBLIC STATE OF TENNESSEE WARREN COUNTY

Notary Public for the State of Tennessee or
Register of Deeds

My commission expires: 10/6/11

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT A

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Edward Trabue property, as of recorded in Minute Book "1", pages 190 and 191, United States Circuit Court, described acceding to a survey made by Erle Drake, Surveyor, April 20, 1945, as follows:

Beginning on the southerly margin of Elm Hill or Stones River Pike, at the northwest corner of Lot No. 6 being the northeast corner of said Lot No. 5 on said plan; thence with the southerly margin of said Pike eastwardly 72.61 feet to an iron pin; thence South 20 degrees 30 minutes West 300 feet to an iron pin; thence South 87 degrees 56 minutes West 74.98 feet to an iron pin; thence North 20 degrees 55 minutes East 300.92 feet to the point of beginning.

TRACT B

Lying and being in the Third Civil District of Davidson Count, Tennessee, being part of Lots No. 5 and 11 on the Plat of Ed Trabue's land, as of record in Minute Book No. 1, Pages 190 and 191, Circuit Court at Nashville, Tennessee, described according to a survey made by Donald R. Carver, dated June 29, 1970, as follows:

Beginning on the Southerly margin of Elm Hill Pike at the northwest corner of the property conveyed to Frank G. Porter, et al, of record in Book 4355, Page 44, said Register's Office; thence South 18° 41' West 818.57 feet to an iron pin; thence North 63° 16' West 262.70 feet to an iron pin; thence North 6° 51' East 190.60 feet; thence North 18° 41' East 500 feet to the southerly margin of Elm Hill Pike; thence with the same North 88° 44' 14" East 331.67 feet to the beginning, containing 5.00 acres, more or less.